

MINUTES
CECIL TOWNSHIP PLANNING COMMISSION
April 21, 2016 - 7:00 p.m.

I. Call to order

The Cecil Township Planning Commission met on Thursday, April 21, 2016, at 7:00 P.M. The members in attendance were as follows: Walter Krasneski, Joe Stewart and David Coldren. Jason Krut and David Martincic were noted as absent. Others in attendance included Dan Deiseroth from The Gateway Engineers, Bruce Bosle, Director of Zoning from Cecil Township, and interested parties.

II. Approval of Minutes

- March 17, 2016
- Motion: Mr. Coldren
Second: Mr. Stewart
Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren

III. Old Business

- No old business

IV. New Business

1. Application #2016-0011 - Alto-Piano Phase 8 Revised Subdivision Plan

- **Applicant: William Graziani, Sr.**
 - Location: Lot # Parcel 801 - 811 Network Drive - R-1 Zoning District
- Mr. Coldren made a motion to approve the Alto-Piano Phase 8 Revised Subdivision Plan contingent upon the completion of the items listed in The Gateway Engineers' letter dated April 15, 2016. The motion was seconded by Mr. Stewart.
Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren

2. Application #2016-0012 - Windsor Woods P.R.D. (Master Plan Revision)

- **Applicant: Windsor Woods, LLC.**
- Location: Sir Robert Drive - R-1 / PRD Zoning District

A presentation was made by Jim Rumbaugh from The Meritage Group. Comments and questions were entertained from Windsor Woods residents and Cecil Township Supervisor Egizio.

Mr. Coldren made a motion to approve the Windsor Woods P.R.D. Master Plan Revision contingent upon the completion of the items listed in The Gateway Engineers' letter dated April 20, 2016. The motion was seconded by Mr. Stewart.
Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren

3. Application #2016-0013 - Crown Castle (Conditional Use)

- **Applicant: Crown Castle**
- Location: 455 Hahn Road - Parcel ID# 140-13-00-0012-05 - R-1 Zoning District

A presentation was made by Crown Castle. Crown Castle provided the following additional information in response to comments provided in The Gateway Engineers' review letter dated April 21, 2016.

Comment: The applicant must provide a reason for the relocation of the communication tower.

Response: Existing lease expired and a reasonable business arrangement could not be obtained with current property owner.

Comment: A copy of the Federal Communications Commission (FCC) license for operating a communication facility must be submitted.

Response: An FCC license will be obtained.

Comment: Evidence that the proposed communications facility complies with safety standards must be provided.

Response: Safety information will be provided.

Comment: Evidence that the towers design certified by a civil or structural engineer must be submitted.

Response: Certified design will be provided.

Comment: A plan for periodic inspections of the tower to ensure structural integrity must be conducted by a licensed engineer and the results be provided to the Township.

Response: Applicant agrees to requirement.

Comment: Adequate access appears to have been provided in accordance with 1212H.

Response: Adequate access confirmed by Crown Castle engineer.

Comment: The distance of the pole base to the property line being equal to the tower height appears to have been met.

Response: Distance requirements confirmed by Crown Castle engineer.

Comment: The applicant must indicate that all lighting, other than that required by the FAA, shall be shielded or reflected away from adjoining properties.

Response: Lighting of the compound is not required. Lighting will not be independently lighted.

Comment: Concurrence with the requirement of Section 1212Q regarding yearly information to be provided to the Township must be provided by the application.

Response: Yearly certification will be provided.

Dan Deiseroth from The Gateway Engineers requested a narrative be provided by the applicant to explain items required in 1212.

Mr. Coldren made a motion to approve the Crown Castle Conditional Use contingent upon the completion of the items listed in The Gateway Engineers' letter dated April 21, 2016. The motion was seconded by Mr. Stewart.

Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren

4. Application #2016-0016 - Crown Castle (Subdivision Plan)

- **Applicant: Crown Castle**

- Location: 455 Hahn Road - Parcel ID# 140-13-00-0012-05 - R-1 Zoning District

Mr. Coldren made a motion to table the Crown Castle Subdivision Plan application.

The motion was seconded by Mr. Stewart.

Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren

5. Application #2016-0017 - Crown Castle (Site Plan)

- **Applicant: Crown Castle**

- Location: 455 Hahn Road - Parcel ID# 140-13-00-0012-05 - R-1 Zoning District

Mr. Coldren made a motion to table the Crown Castle Site Plan application. The

motion was seconded by Mr. Stewart.

Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren

6. Application #2016-0014 - Peng - (Rezoning Application)

- **Applicant: Tseng Ta Peng & Shu H. Peng (Kerry Krider, HMT Engineering, Agent)**

- Location: 768 Morganza Road - Parcel ID# 140-13-00-00-0029-00 - R-1/R3 Zoning District

Mr. Coldren made a motion to approve a modified request for rezoning that includes rezoning the northern part of the property to C-1 and to maintain the R-3 zoning for the southern part of the property. The dividing line for the rezoning would extend along the southern property line of the Alvarez, Inc. property. The motion was seconded by Mr. Stewart.

Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren

V. Ordinances and Amendments

Ordinance Amending Section 1212, Communications Antennas

Bruce Bosle presented a revised ordinance amending Section 1212. A discussion was held on the revised ordinance amendment. Comments and questions were entertained from Cecil Township Supervisor Sivavec and resident, Dennis Sluciak. The planning commission expressed their concerns with the new setback limits being too restrictive and noted setback requirements of the surrounding communities being comparable to the existing setback limits.

Mr. Coldren made a motion to reject the proposed ordinance amending Section 1212, Communications Antennas. The motion was seconded by Mr. Stewart.

Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren

Ordinance Amending Requirements for Distributed Antenna Systems

Mr. Coldren made a motion to approve the proposed ordinance amending requirements for Distributed Antenna Systems. The motion was seconded by Mr. Stewart.

Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren

VI. Correspondence and Announcements

- No correspondence

VII. Discussion

- No discussion

VIII. Adjournment

8:20 P.M.

.