



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
March 12, 2015
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Joe Stoyack, Chad Adams
Josh Hagadorn, P.E. – Gilmore & Associates, Cary Vargo - Township Manager,
Gwen Jonik – Secretary

Bob Schoenberger called the meeting to order at 7:35 p.m. A quorum was present. Bob Schoenberger announced an adjusted agenda order to accommodate Cary Vargo's schedule this evening.

Village Park / Trailhead Design Discussion

Gwen Jonik explained that the Village Concept Committee (VCC) met February 23, 2015 to begin the process of designing a village park / trailhead, planned for the Township Building parcel at the intersection of Pottstown Pike and Station Boulevard. The VCC is providing ideas to Ray Ott, Planner/Landscape Architect. Gwen asked if the Planning Commission members who weren't able to attend the February 23 meeting had additional thoughts. There were none. Mr. Ott may begin drafting design options to present to the VCC in a few months.

Chester County Voice Radio Upgrade Project
Conditional Use, Revised Land Development Plan

Kim Freimuth, Esq., of Fox Rothschild, LLP, Levin Czubaroff, Esq., Fox Rothschild, LLP, Robert Kagel, Director - Chester County DES, Cal Maticchak, Harris Corporation, Devin Guth, ACD Telecom, Bob Heath, P.E. – Robert J. Heath LLC and John Melham, RLA – Melham Associates

Ms. Freimuth provided background of Chester County's current emergency voice radio system, which is a proprietary system by E.F. Johnson, in place since the early 1990s. The current coverage provided County-wide is at 63% service level. The County has been working toward updating the technology to provide 99% coverage through a non-proprietary system. Most of the current system sites will be updated; however several new sites are necessary to attain the 99% coverage. The County is proposing to locate a radio tower site on a parcel next to the Route 100 Wastewater Treatment Facility in the LI zoning district. This use is allowed in the LI zoning district through conditional use approval by the Board of Supervisors. This proposed site will enhance 15 square miles of coverage area, for Upper Uwchlan Township residents and surrounding communities. The site will include a 321' high lattice radio tower, including all antennae, an equipment shelter, a propane generator and tank, surrounded by a compound fence. The County is targeting April 2016 to go live with the County-wide system.

The conditional use application and preliminary/final land development plans were reviewed by Township Consultants. The County submitted revised plans in response to the reviews, and seeks a waiver from providing a fiscal impact analysis and from the storm water basin 1' freeboard berm/embankment requirement.

Planning Commission members' questions were answered as follows: The proposed site is to the west of the Route 100 wastewater treatment facility and will be leased. The site will include a 321' freestanding self-supporting lattice tower, an equipment shelter and the generator. The

site will be secured by an 8' high compound fence with barbed wire on top. The tower will have the required FAA lighting – white (daytime) and red (nighttime) with a solid light partway up and a flashing light at the top. The site will be checked and the generator tested on a monthly basis. The transformer is 200 amps. The tower site couldn't be located elsewhere in Upper Uwchlan, or on top of Black Horse Hill, due to zoning issues, geography constraints, radio coverage wouldn't be improved and existing cell tower owners weren't interested in renovating for collocation. Several cell carriers have expressed interest in collocating on this tower. The type of tower proposed is the best design for the use and height needed – a monopole can't go to this height and a guide-wire tower would require much more ground for the support wires. A 75' x 75' concrete block, below grade, will support the 7' deep pier under each tower leg.

The Commission suggested that any lighting on the building should be LED and aim downward.

Ms. Freimuth advised that all Township Consultants' comments, to date, have been or will be addressed satisfactorily.

Chad Adams moved, seconded by Joe Stoyack, to recommend that the Board of Supervisors hold a Conditional Use Hearing, and if Conditional Use is Approved, grant the (2) requested waivers. The Motion carried with 2 in favor (Schoenberger, Adams), 1 opposed (Stoyack), and 1 abstention (Winterton).

Sally Winterton and Joe Stoyack commented that they realize and agree that the emergency voice radio system needs to be updated and the coverage improved, however, they do not favor the height of the tower nor the proposed location.

Mr. Kagel spoke of Chester County's intentions of being as fiscally responsible and practical as possible by researching and acquiring the appropriate voice radio system, as well as locating the most appropriate sites for the benefit of all County residents.

Approval of Minutes

Joe Stoyack moved, seconded by Bob Schoenberger, to approve as presented the minutes of the February 12, 2015 Planning Commission Meeting. The Motion carried unanimously.

Open Session

A Boy Scout in attendance commented that he hadn't thought there would be so much discussion about the tower.

Gwen Jonik advised there are 2 Conditional Use Hearings scheduled for March 23, 2015:
6:30 p.m. Chester County re: Struble Trail / Trailhead Improvement Plan (Dorlan Mill Road)
7:15 p.m. Chester County re: Emergency Voice Radio Upgrade Project (275 Fellowship Road)

Adjournment

Joe Stoyack moved, seconded by Chad Adams, to adjourn the meeting at 8:50 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary