

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
MAY 8, 2007**

Planning Commission – Dean K. Diehl, Paul Spiegel, Nancy B. Higgins, Jeffrey A. Laudenslager, Jim O'Brien, Salvatore Triolo

Supervisor – Dr. Robert White

Administration – Richard J. Craig, Township Engineer, Diane E. Clayton, Asst. Zoning Officer (Recording Secretary)

A rescheduled and duly advertised meeting of the West Goshen Planning Commission was called to order by Chairman, Dean Diehl, at 7:01 p.m. on Tuesday, May 8, 2007, at the West Goshen Township Administration Building

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. There being none, the Chairman called for approval of the Minutes from the April 17, 2007 meeting. On motion made by Jeffrey Laudenslager and seconded by Salvatore Triolo, the minutes were approved unanimously.

Final Plan Reviews:

Susan Smith Subdivision

Location: 804 South New Street

Represented by: Ryan Whitmore, D.L. Howell & Associates; Susan Smith

This subdivision is situated on the west side of South New Street, west of West Rosedale Avenue and involves the creation of two lots from a 1.25 acre site (being tax parcel #52-5-193). There is an existing residence on Lot 1 (.55 acres). The lots, which will be serviced by public water and sewer, are located in an R-3 Residential Zoning District. Four existing evergreens will be removed from the entrance to provide adequate site distance to the left. Mr. Craig stated that the plan met all township requirements. A motion was made by Jeffrey Laudenslager and seconded by Paul Spiegel that the plan be approved for recommendation to the Board of Supervisors as submitted. Motion was carried unanimously. Jim O'Brien was not present for this portion of the meeting.

T-Mobile Northeast, LLC

Location: 1130 West Chester Pike – Pembroke Nursing & Rehabilitation Center

Represented by: Chris Schubert, Esquire

The land development is located on the south side of West Chester Pike (Route 3) east of Five Points Road and involves the construction of a telecommunications facility, including a 90 foot tall monopole antenna with three equipment cabinets to be located on the southeast corner of the 6.4 acre Pembroke Health and Rehabilitation Residence site.

The project site is located in the C-4 Special Limited Business-zoning district. Mr. Craig stated that the plan met with all requirements per township ordinances and conditional use approval. Paul Spiegel stated that he had an issue with the 90-foot minimum height requirement for the pole. It was his opinion that a 75-foot pole would be more than adequate to provide coverage for the Route 3 area. Furthermore he felt that if safety were an issue, a 75-foot tower would be better when placing such a structure in close proximity to a residential zone. Christopher Schubert replied that the preference for the Radio Frequency Engineer was for a 120-foot structure. Mr. Schubert pointed out that the West Goshen Ordinance states the height must be "the minimum necessary", and 90 feet is the minimum. Paul Spiegel declared that the

Radio Frequency Engineers job is to do the best for his employer, in this case T-Mobile. He then inquired whether or not evidence was submitted during the Conditional Use hearing to depict coverage at 75 feet. Mr. Schubert stated that evidence was presented showing coverage at 90 and 120 feet. At 90 feet gaps in coverage were already visible, therefore a structure at a lower elevation would not be feasible. Nancy Higgins asked why the pole was not placed in the front yard. Mr. Schubert responded that the pole was originally proposed for the front, however the ordinance does not permit a structure in the front yard. Furthermore the property has a dense evergreen buffer of 30 – 40 feet, which would mean any neighboring property would only see the very top of the pole from their residence. Kostas Omiridis, 1139 West Warren Road, asked if any other type of design were proposed for the site, (i.e. a flagpole or a light pole). Mr. Omiridis presented photographic examples of such designs for the Boards consideration. Mr. Schubert stated that the applicant had complied with all requirements of our ordinance and was properly adjudicated through the conditional use process. He reiterated that if the township wanted some sort of camouflage they would comply. There being no further discussion the Chairman asked for a recommendation to the Board of Supervisors on the plan. A motion was made by Paul Spiegel and seconded by Jim O'Brien to recommend the approval of a 75-foot tower with camouflage branches, which would create a minimal impact on the abutting residential district. Motion failed 3:3 with Jeffrey Laudenslager, Nancy Higgins, and Salvatore Triolo in opposition.

Committee Reports:

There were no reports presented.

Miscellaneous Business:

There being no further business, on motion by Salvatore Triolo and seconded by Nancy Higgins, the meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary