

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, APRIL 15, 2019**

MEMBERS

Tim Gaichas – Chairman
Diane Pontoriero, V. Chairman
Robert Goetz – Secretary
Joseph Pillart
Jim McChesney

OTHERS PRESENT

Scott Shoup – Zoning Officer
Grace Portuesi – Recording Secretary

The meeting of the Planning Commission was called to order at 7:10 pm by Mr. Gaichas. There were eight (8) people in the audience.

APPROVAL OF MINUTES

Mr. Pillart made a motion to approve the minutes from the Planning Commission meeting of March 18, 2019. Ms. Pontoriero seconded the motion and it was approved by all.

UNFINISHED BUSINESS

Fed Ex Freight, (American Freightways, Inc.) – Consideration of Preliminary Land Development plan to erect an addition. Lot & Block No. 1505-S-60, located at 2081 Kramer Road, Gibsonia, PA. Zoning District “M” Light Industry/Manufacturing. Applicant waived deemed approval date from April 30, 2019 to June 30, 2019.

Fed Ex Freight did not have representation at the meeting.

Ms. Pontoriero made a motion to table the Preliminary Land Development plan. Mr. Goetz seconded the motion and it was approved by all.

NEW BUSINESS

UCG Forty Six, LLC – Consideration of lot consolidation plan for property situated, Lot & Block Nos. 1504-L-310, 1504-L-318, and 1504-L-327, S. Woodland Circle, (Vacant Land), Gibsonia, PA, Zoning District “RL” Low – Intensity Residential. Plan revised March 19, 2019. Deemed approval date July 14, 2019.

Mr. Gaichas entered into the record: the application dated March 19, 2019, letter dated March 18, 2019 to Allegheny County Department of Economic Development, and letters dated March 18, and March 21, 2019, from Shoup Engineering.

Jason Paulovich, Gibson Thomas, presented the plan. A brief narrative of the lot consolidation was discussed which included: a) lot acreage, and b) demolition of existing garage, shed, and a single family dwelling.

Ms. Pontoriero made a motion to approve the Preliminary and Final Plan for lot consolidation with the condition that the plan's issue referred to in Shoup Engineering's letter dated March 21, 2019, has been corrected. Mr. Goetz seconded the motion and was approved by all.

SPECIAL EXCEPTIONS

Hrg. #2-19 Crown Castle Fiber, LLC – Recommendation to the Zoning Hearing Board for Special Exception Use Application pursuant to Zoning Ordinance, Chapter 27, Section 27-513, Evaluation for Special Exception Uses for a Tower-Based Wireless Communications Facility in the right-of-way. Property located at Gibsonia Road right-of-way adjacent to 4101 Gibsonia Road, Gibsonia PA. Zoning District "CC" Community Commercial. Plan dated January 15, 2019.

Duncan Ackerman and Robert L. Ritter, Crown Castle, presented a Special Exception narrative of the proposed wireless telecommunicator. The wooden pole, aerial fiber and electricity drop, will be 37 ½ feet tall, with a radio mount in the center and a small antenna at the top. The purpose of the pole is to put out a concentrated cell phone reception signal, with approximately a half (½) mile radius, normally used primarily in places with capacity issues. Capacity versus coverage determines the necessity of such a pole.

Crown Castle's maintenance will be available 24 hours, 7 days a week, with a telephone number and identification number attached to the pole. The pole's coloring will be similar to a standard utility pole.

A PennDOT Highway Occupancy Permit (HOP) will be necessary.

Mr. Goetz made a motion to recommend Application of Special Exception Use for Crown Castle Wireless Telecommunicator with the following considerations: a) placement of the pole should be as far away from the edge of road within right-of-way as feasible, b) color of the pole should be brown/black, c) safety reflector strips should be placed on the pole, and d) subject to obtaining a PennDOT Highway Occupancy Permit (HOP). Ms. Pontoriero seconded the motion and was approved by all.

Hrg. #3-19 Crown Castle Fiber, LLC – Recommendation to the Zoning Hearing Board for Special Exception Use Application pursuant to Zoning Ordinance, Chapter 27, Section 27-513, Evaluation for Special Exception Uses for a Tower-Based Wireless Communications Facility in the right-of-way. Property located at Ridge Road right-of-way north of the intersection of Kim Lane and Ridge Road and adjacent to the Chatham University Campus, Gibsonia, PA. Zoning District "RR PCO" Rural Residential, Planned Campus Overlay. Plan dated October 22, 2018.

Duncan Ackerman and Robert L. Ritter, Crown Castle, presented a Special Exception narrative of the proposed wireless telecommunicator. The wooden pole, aerial fiber and

electricity drop, will be 37 ½ feet tall, with a radio mount in the center and a small antenna at the top. The purpose of the pole is to put out a concentrated cell phone reception signal, with approximately a half (½) mile radius, normally used primarily in places with capacity issues. Capacity versus coverage determines the necessity of such a pole.

Crown Castle's maintenance will be available 24 hours, 7 days a week, with a telephone number and identification number attached to the pole. The pole's coloring will be similar to a standard utility pole.

Ms. Pontoriero made a motion to recommend Application of Special Exception Use for Crown Castle Wireless Telecommunicator with the following considerations: a) placement of the pole should be as far away from the edge of road within right-of-way as feasible, b) color of the pole should be brown/black, and c) safety reflector strips should be placed on the pole. Mr. Pillart seconded the motion and was approved by all.

COMMENTS FROM THE FLOOR

Rene Hoy, 5717 Summit Street, addressed the Planning Commission over the issue of electronic signs. The issue will be further discussed after viewing more information.

There being no further business, the meeting was adjourned at 8:05 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board