

East Rockhill Township
PLANNING COMMISSION MINUTES

December 5, 2013

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:30pm on December 5, 2013 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasio, PA 18944.

Present: Anne Fenley, Chairperson
David Nyman, Secretary
Bill Barnish, Member
Brenda Sears, Member
Charles Turley, Member
Tom Aristide, Member
Steve Baluh, Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:27 pm by Chairperson Anne Fenley.

Approval of May 9, 2013 Minutes: **On motion** by Mr. Turley, seconded by Mr. Barnish, to adopt the meeting minutes from the May 9, 2013 Planning Commission meeting. With no additional discussion, all present voted in favor.

Correspondence: Correspondence listed on the agenda was noted as received. It was noted a Messina Subdivision 6-month extension was received and acknowledged by the Board of Supervisors and a Peace Lutheran Church one-year extension was received and acknowledged by the Board of Supervisors. No additional action required at this time.

Introduction of Planning Commission Member. Mr. Tom Aristide was welcomed as a new member to the Planning Commission.

New Business:

Conditional Use Application: Mrs. Kathy Kelly, 2170 Hill Road, was present to review with the Planning Commission a personal services accessory home occupation application. The property has public sewer, there will be no new construction, the driveway is wide enough to accommodate necessary handicapped and regular parking spaces, no new black top is proposed, clients will be served by appointment only with principal days of operation being Monday, Thursday, Friday and Saturday 8:30am to 9:00pm. Mrs. Sears abstained from the vote.

On motion by Mr. Nyman, to recommend the Conditional Use Application as presented to the Board of Supervisors for approval, seconded by Mr. Barnish. With no additional discussion, all present voted in favor.

Wireless Telecommunication Facility Ordinance Amendment: An amendment to Township Zoning Ordinance to amend Section 27-304, Use G5 Cellular/Digital Telecommunications Facility to provide definitions, design and standards, and construction and maintenance for tower and non-tower based wireless telecommunication facilities.

Wireless Telecommunication Facilities (WTF) will be permitted as conditional uses in all zoning districts. Tower-based WTF's are permitted in the currently existing overlay zones: the 400-foot strip of land measured from the right-of-way of Old Bethlehem Pike, the 400-foot strip of land measured from the right-of-way of Route 313, and attached to any tower or structure existing as of January 6, 2014.

On motion by Mrs. Sears, to recommend approval of the proposed Wireless Telecommunication Facility Ordinance Amendment by the Board of Supervisors, seconded by Mr. Turley. With no additional discussion, all present voted in favor.

Public Comment:

There was none.

Adjournment: **On motion** by Mr. Nyman, and seconded by Mr. Barnish, the meeting adjourned at 8:22 pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager