

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 16, 2014**

A meeting of the East Norriton Township Planning Commission was held at the East Norriton Township Building, 2501 Stanbridge Street in East Norriton, Pennsylvania on Wednesday, April 16, 2014. Chairman Robert Schottmiller called the meeting to order at 7:05p.m. Attending were Planning Commission members Keith Tornetta, Jeffrey Moller, Robert Schottmiller, Kevin McDevitt, Kandy Heckman, John Kolb, and Judy Belkowski. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the March 19, 2014 Planning Commission Meeting:

Chairman Schottmiller called for a motion to approve the minutes of the Planning Commission's March 19, 2014 meeting. Ms. Heckman made a motion to approve the minutes of the Planning Commission's March 19, 2014 meeting. Mr. Tornetta seconded the motion and the motion passed 7-0.

2. Review Zoning Hearing Board Case 2014-2, 3201 Potshop Road, American Towers, LLC

*Present: Richard Lemanowicz, Attorney
Krupakaran Kolvandaivelu, Structural Engineer
Andrew Peterson, Radio Frequency Engineer
Brian Schultz, American Towers, LLC*

Mr. Lemanowicz reviewed the application regarding a new monopole cell tower that is proposed for a property located on the Gill Quarry site at 3201 Potshop Road. He advised that they are seeking a variance for less than a 500' separation to a residential use.

Mr. Kolvandaivelu reviewed the site plan and discussed the 150' tall monopole structure. He advised that there would be an access road constructed from Schultz Road that will be 12' wide and 150' in length and noted that two parking spaces would be provided. The fenced area will contain cabinets and related equipment including a generator for AT&T who will be the initial carrier on the tower. Mr. Kolvandaivelu noted that there would be additional capacity on the tower for three or four more carriers and that there would be no where on the property where a tower could be located 500' from a residential property or residential use. He noted that the tower would be sited in an area of dense vegetation.

Mr. McDevitt noted that the generator would be 209' from the adjacent property and asked what size it would be. Mr. Kolvandaivelu explained that the generator would be a 50KW generator. Mr. McDevitt also noted that the land drops off significantly from Schultz Road to the proposed location. Mr. Kolvandaivelu noted that topography has not yet been shown on their site plan.

Mrs. Belkowski asked about the future lease area shown on the plan. Mr. Lemanowicz advised that this area is for future carriers to install equipment. He also noted that the monopole was being designed to allow for up to four additional carriers. Mrs. Belkowski asked about additional generators. Mr. Lemanowicz explained that some carriers prefer to have their own generators

while others prefer to share and that the need for additional generators would be determined in the future by other carriers who want to co-locate on the monopole.

Mr. Moller inquired about paragraph seven of the addendum and noted that it is written in the singular. Mr. Lemanowicz clarified that the application requires relief to the northwest, southwest and to the southeast. Mr. Moller asked about attempts to camouflage the monopole. Mr. Lemanowicz advised that it could be considered. In response to a question from Mr. Moller about the next closest tower, Mr. Peterson advised that the cell tower at Heebner Park in Worcester Township is the next closest tower.

For purposes of comparison, Mr. Tornetta asked about the height of existing towers in East Norriton Township. Mr. Bortnichak advised that the monopole tower at Whitehall Road and Germantown Pike is 180' in height.

Mr. Moller asked about the reveal of the tower. Mr. Kolvandaivelu noted that base of the tower would be 367' above sea level. Mr. Kolb asked about the height of the trees in the area of the tower. Mr. Brian Schultz estimated the trees to be 40 to 50 feet in height and advised that the tower site is 13 to 14 feet lower than Schultz Road.

Mr. Moller asked if there is a need for coverage in that area of the Township. Mr. Peterson advised that AT&T has been trying to find a location in this area to fill a gap in coverage. Mr. Moller asked if AT&T can co-locate on other towers in the area. Mr. Peterson stated that co-location is always the preferred option, but that geography dictates the need for a tower at this location.

Mr. Tornetta questioned whether improved service for residents of that area of the Township is worth the visual impact that will result from the Tower. Mr. Kolb explained that he lives in the area and that he has no service at his house.

Mr. Tornetta noted that the Zoning Hearing Board should rely heavily on the opinion of neighbors in regard to the visual impact versus the prospect of improve service.

Mr. Tornetta made a motion to recommend approval of the requested relief with a condition that the Zoning Hearing Board rely heavily on input from the neighbors as they consider granting relief. Mr. Kolb seconded the motion and the motion failed 5-2.

3. **Review Zoning Hearing Board Case 2014-5, 430 W. Germantown Pike, Associated Builders & Contractors:**

*Present: Dave Davis, Attorney
Mary Tebeau, Associated Builders & Contractors*

Mr. Davis advised that Associated Builders & Contractors (ABC) is seeking a special exception to allow the demolition of a barn that is located at 430 West Germantown Pike. He noted that the barn has not been used, repaired or maintained in any way since ABC took ownership of the property, and that it is not in usable condition at the present time. Mr. Davis noted that ABC has serious concerns about the structure and that it presents a hazard to the Township and residents of Barley Sheaf community. Mr. Davis stated that the sofas, bottles and cans in the bar suggest that

it has been used by kids. Mr. Davis provided copies of a structural report that they obtained and that the report indicates that the barn should be demolished.

Mr. Schottmiller questioned why the barn has been left unsecured since ABC took ownership in 2002. Mrs. Belkowski stated that ABC should have secured and maintained the barn and asked if the historical significance of the barn was conveyed to ABC when they took ownership of the property

Mr. Davis reviewed cost estimates that were obtained and advised that demolition of the barn would cost \$23,600, the cost to make the barn safe would be \$68,000 and that restoration of the barn would cost \$262,000.

Mr. Moller asked what the barn could be used for if it were restored. Mr. Davis noted that there is a restrictive covenant on the property restricting the use of the barn to only storage and that it has no heat, and that no parking is provided for the barn. Mr. Davis stated that it could only be used as a barn. He continued, noting that ABC is nonprofit and that the economic feasibility does not make sense.

Mr. Moller asked if ABC can gather the resources from its membership to showcase their trade. Mrs. Belkowski added that she finds the neglect of the structure very sad. Mr. Schottmiller expressed concern that someone would come before the Planning Commission to complain about the need to demolish what they had not maintained for the past 12 years.

Mr. Bortnichak noted that he had limited evidence to rely upon to determine whether or not barn is listed on the National Registry of Historic Places. The determination that it is on the Register results from a petition to place the Barley Sheaf Inn on the National Register of Historic Places that describes the Barley Sheaf Inn, the barn and a wagon shed that was formerly located on the property in great detail. Mr. Bortnichak stated that the Township has no paperwork that would have come back from the entity that made a determination as to whether only the Barley Sheaf Inn, or the Inn, barn, wagon shed and the entire property placed on the National Registry of Historic Places.

Mr. Tornetta asked about ABC's membership numbers. Ms. Tebeau noted that the local chapter has 400 members and that nationwide, there are over 22,000 members. Mr. Tornetta suggested that the main chapter of ABC could look at this as an opportunity to restore a building from the 1700's that might garner national attention.

Mr. Moller asked if there would be an appreciable increase in the property value if the barn were restored. Mr. Davis referred to the restrictive covenant and stated that there would no appreciable increase in the property value.

Mr. Schottmiller pointed out that ABC knew of the obligation and costs associated with the barn when they took ownership of the property.

Mr. Tornetta made a motion to recommend against granting a special exception to allow demolition of the barn. Mr. McDevitt seconded the motion and the motion passed 7-0.

4. **Other Business:**

Planning Commission members reviewed the construction and land development update provided by Mr. Bortnichak.

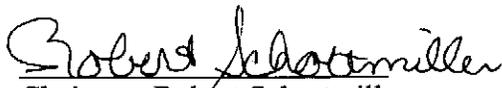
Mr. Moller will revise his letter relating to sidewalk installation in the Township and circulate a revised draft prior to the next meeting for review.

Planning Commission members agreed to reschedule their June 18th meeting to June 25th due to a conflict with a program that is being presented by the Montgomery County Planning Commission on June 18th.

5. Adjournment:

Mr. Tornetta made a motion to adjourn. The motion was second by Ms. Heckman and passed 7-0.

Respectfully submitted,



Chairman Robert Schottmiller
East Norriton Township Planning Commission



Bryan Bortnichak
Zoning Officer