

**SKIPPACK TOWNSHIP PLANNING COMMISSION
SEPTEMBER 17, 2007 MINUTES**

PLANNING COMMISSION

Caesar Gorski	Present
Timothy Landmesser	Present
Bradley DeForest	Present
Michael Rotay	Absent
Frank Nolen	Present

TOWNSHIP PROFESSIONAL STAFF

Theodore R. Locker, Jr., Manager	Present
Timothy Woodrow, PE	Present
Joseph A. Zadlo, Planner	Absent

I. PUBLIC COMMENT

II. APPROVAL OF THE AUGUST 20, 2007 MINUTES

MOTION MADE BY MR. DEFOREST TO APPROVE THE AUGUST 20, 2007 MINUTES. MOTION SECONDED BY MR. GORSKI. VOTE 4-0, MOTION CARRIED.

III. PLANS TO ACCEPT FOR REVIEW

IV. STAFF REPORTS

A. Engineer

The road improvements project is close to completion.

B. Planner

C. Manager

V. OLD BUSINESS

VI. NEW BUSINESS

A. Recommendation to Adopt the 2006 Property Maintenance Code

The International Code Council updates codes every three years. The township wants to adopt the 2006 version. No recommendation was made. Mr. Locker will provide the current code for the next meeting.

B. Recommendation for Sign Ordinance Amendment

The sign ordinance amendment addresses LED signs.

MOTION MADE BY MR. DEFOREST TO RECOMMEND ADOPTION OF THE SIGN ORDINANCE AMENDMENT. MOTION SECONDED BY MR. NOLEN. VOTE 4-0, MOTION CARRIED.

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C. Cingular Wireless PCS Conditional Use Application

Nicholas Cucé, Esquire represented the applicant. The site is located within the UT-Utility Transmission District (PECO parcel no. 51-00-00294-006). The applicant maintains an existing telecommunication facility on a PECO transmission tower and an equipment shelter at the base of the tower. The applicant proposes 3 additional antennas and an additional cabinet at the base of the structure.

Mr. Woodrow was concerned that the construction of the additional antenna and the equipment cabinet deliver has the potential to damage the walking trail. The plan needs to show the access in relation to the trail. A landscape plan provides buffering from the equipment. The applicant agreed to utilize the gravel access and not the trail. There was some discussion of using a different tower on the site. PECO directed the applicant to the tower on the plan.

MOTION MADE BY MR. GORKI TO RECOMMEND CONDITIONAL USE APPROVAL FOR CINGULAR WIRELESS PCS, CONDITIONED UPON TRAIL PROTECTION AND SCREENING AROUND THE EQUIPMENT. MOTION SECONDED BY MR. DEFOREST. VOTE 4-0, MOTION CARRIED.

D. T-Mobile Conditional Use Application

Nicholas Cucé, Esquire represented the applicant. The site is located within the UT-Utility Transmission District (PECO parcel no. 5100-00294-006). The applicant proposes to construct a telecommunications facility consisting of a 106' tall power mount, nine antennas to be attached to an existing transmission tower, and construction of radio equipment cabinets at the base of the structure. The aforementioned restriction of maintenance vehicles on the walking trail would apply to this applicant.

Mr. Gorski commented as a neighboring property owner. He had concerns about the possibility of the tower falling onto his property.

NO RECOMMENDATION WAS MADE.

E. Stryker Brigade Combat Team Field Maintenance Shop Preliminary Land Development Plan (SCI-Graterford)

Paul Erfl, PE presented the plan. Colonel Saufley and Major Fluck were also present to address questions and concerns. The 24,000 square foot facility would house certain local operations of the Department of the Army, Navy and National Guard. The solicitor is reviewing Act 83, which authorizes military and veterans code to supersede any local zoning regulations. The property encroaches wetlands and is encumbered by floodplain, which may require conditional use approval.

Mr. Woodrow recommended the road widening and a left turn lane on Route 113 at North Gorski Lane be done in conjunction with this plan. Setbacks and screening along Bridge Road to soften the visual impact of the building were also discussed.

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MOTION MADE BY MR. GORSKI TO RECOMMEND PRELIMINARY APPROVAL SUBJECT TO COMPLIANCE WITH STAFF REVIEW LETTERS; SCREENING OF THE STRUCTURE FROM ROUTE 113; AND ZONING COMPLIANCE. MOTION SECONDED BY MR. NOLEN. VOTE 4-0, MOTION CARRIED.

VII. ADJOURNMENT

The meeting was adjourned at 8:10 PM.

*Minutes Approved by the Planning Commission on October 15, 2007
Theodore R. Locker, Jr., Township Manager*