

**WHITPAIN TOWNSHIP PLANNING COMMISSION  
JANUARY 2010**

A work session of the Whitpain Township Planning Commission was held on Tuesday, January 12, 2010 at 7:00 PM at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA for the purpose of reviewing the agenda of the public meeting to be held that evening. Planning Commission members Ken Corti, Vincent Philomeno, Daniel Kluger, Richard Shorin, Mark Clemm, Harry Phifer, and Yongli Min were present. Township Engineer Roman M. Pronczak, Township Planning Consultant E. Van Rieker, Assistant Township Engineer James Blanch, Assistant Township Zoning Officer William McManus, and Recording Secretary Michele Alifano were also present.

1. The Planning Commission discussed the election of its officers, as well as the meeting dates and times for 2010.
2. Mr. Pronczak provided an update of three pending zoning applications that are of significance:
  - a. Reed's – This application was previously reviewed by the Planning Commission in 2009, and a recommendation was made to the Board of Supervisors not to authorize advertising for a public hearing. At this point in time, the Board needs to determine if a hearing would be appropriate for this application.
  - b. Leoni Tract – The Board of Supervisors did not take any action on this application last year because the decision was made not to proceed until after the newly elected Board member took office.
  - c. Oak Lane Day School – This property was sold to Mr. Bud Hansen, and the majority of the land is presently undeveloped open space. Mr. Hansen is requesting a change to "R-5" Residential Zoning, which is the most restrictive zoning classification, requiring minimum lot sizes of 80,000 sq. ft. Mr. Pronczak stated that the change would be beneficial for the Township because any development on the property would be much less intense than what is allowable under the current zoning classification, "IN" Institutional. Additionally, the property is deed restricted to require a minimum lot size of two acres if the property was to ever be subdivided.
3. Review Zoning Hearing Board Application #1852-09.

This application, filed by Clear Wireless, LLC, requests relief for the use of a cellular antenna tower with the attachment of four (4) antennae to an existing PECO transmission tower, placement of related ground equipment, and the increase in the maximum height of the four antennae from 35' to 126' at the subject property, which is zoned "R-3B" Low-Intensity Multi-Family District.

There was some discussion regarding vehicular access to the facilities, and any impact it may have on the Canterbury Estates development.

Mr. Shorin briefly discussed the conditions that should be imposed if approval would be recommended for the application.

4. Pertinent Planning Issues.

Mr. Rieker stated that there are some drafts of zoning amendments which will address modifications to LED signage and he asked if the corresponding Ordinance had been advertised for a hearing. Mr. Pronczak advised that no dates had been set.

Also, there was some discussion regarding a pending signage update at the Village Square Shopping Center. Mr. Rieker advised that a model for an internal circulation sign is being developed, and that eventually the owners would be approaching the Township to obtain a new primary sign at the location.

The work session adjourned at 7:30 PM, at which time the Planning Commission members left for the public meeting.

Respectfully submitted,

Michele Alifano, Recording Secretary

**WHITPAIN TOWNSHIP PLANNING COMMISSION MEETING  
JANUARY 2010**

The first meeting of the Whitpain Township Planning Commission for the year 2010 was held on Tuesday, January 12, 2010 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Chairman Ken Corti presided with Commission members Vincent Philomeno, Daniel Kluger, Richard Shorin, Mark Clemm, Harry Phifer, and Yongli Min present. Township Engineer Roman M. Pronczak, Assistant Township Engineer Jim Blanch, Township Planning Consultant E. Van Rieker, Assistant Township Zoning Officer William McManus, and Recording Secretary Michele Alifano were also present. There was one member of the public in attendance at this meeting.

Chairman Corti called the meeting to order at 7:30 PM.

1. Re-organization

A. Election of Officers.

A motion was made by Mr. Kluger, seconded by Mr. Min, to elect Ken Corti as Chairman. Vincent Philomeno as Vice Chairman, and Richard Shorin as Secretary. The motion passed 7-0.

B. Set Meeting Dates and Times for 2010.

A motion was made by Mr. Kluger, seconded by Mr. Min, to set the meeting dates and times for the year 2010 as follows: The Planning Commission will meet on the second Tuesday of each month, with the work session to begin promptly at 7:00 PM and the public meeting to begin at 7:30 PM. The Planning Commission will recess in the month of August. Any changes to the meeting dates will be advertised for the public. The meeting dates for 2010 are as follows:

January 12	June 8
February 9	July 13
March 9	September 14
April 13	October 12
May 11	November 9
	December 14

The motion passed 7-0.

2. Approval of minutes

A motion was made by Mr. Shorin, seconded by Mr. Philomeno, to approve the

minutes of the December 8, 2009 meeting of the Planning Commission. The motion passed 4-0. There were three members of the Planning Commission absent from the December, 2009 meeting, and they abstained from the vote.

3. Zoning Hearing Board Case #1852-09.

Application filed by Clear Wireless, LLC as tenant of the property located at 1840 Skippack Pike (Skippack Pike near Ashford Lane) for the following relief at the subject property:

1. A variance from the terms of Article X, Section 160-48.A to permit the use of a cellular antenna tower with attachment of four (4) antennae to existing steel mounts on an existing PECO transmission tower at a height of 126' and placement of related ground equipment of 4' x 8' lunar platform within an existing fenced-in compound at the subject property.
2. Variances from the terms of Section X, Section 160-48.B.(8) and Article XXVIII, Section 160-201.A to increase the maximum height of the four (4) antennae from 35' to 126' at the subject property.

The zoning classification of the subject property is "R-3B" Low-Intensity Multi-Family District.

There was no one present to represent the applicant. Chairman Corti stated the cell tower will be put up on the existing PECO facilities, the location of which is between Whitpain Hills and Canterbury Estates, also bounded by St. John's Lutheran Church and Tiferet Bet Israel.

Mr. Pronczak stated that this application is consistent with what other applicants have requested and for which they have received approval from the Planning Commission.

Mr. Shorin added that the other advantage to this type of request, as opposed to a free-standing tower, is that the facilities blend in with the existing PECO tower.

A motion was made by Mr. Shorin, seconded by Mr. Phifer to recommend that the Zoning Hearing Board approve the application subject to the following conditions:

- a. The color of the conduit cable will be painted to match the tower.
- b. Restriction of exterior illumination along the base cabinet.
- c. Placement of additional landscaping.

- d. All equipment will be removed within three months of lease termination.

The motion passed 7-0.

There being no further business to come before the Commission, a motion was made by Mr.Clemm, and seconded by Mr.Shorin to adjourn. The meeting adjourned at 7:40 PM.

Respectfully submitted,

Richard Shorin, Secretary