

AGENDA ITEMS

Capital Telecom Land Development Plan
Ordinance – Definition of Family

cc:	R. Birch	K. Johnson
	M. Fox	Sewer Authority
	J. McDonnell	F. Bartle
	J. Walsh	B. Shoupe
	C. Chimera	E. Reynolds
	L. McGuire	M. Beatty
	J. Glickman	K. Amey
	J. Goldstein	J. Trump
	J. Rall	S. Krumenacker

MONTGOMERY TOWNSHIP PLANNING COMMISSION

August 15, 2013

The August 15, 2013, meeting of the Montgomery Township Planning Commission was called to order by Vice Chairman Jay Glickman at 7:30 p.m. In attendance were Commissioners Michael Beatty, Leon McGuire, James Rall and Ellen Reynolds. Commissioners Jonathan Trump and Steven Krumenacker were absent. Also present was Bruce Shoupe, Director of Planning and Zoning.

The minutes of June 20, 2013, were approved as submitted.

There were no public comments.

The first item on the agenda was a presentation of the land development plan for Capital Telecom Acquisitions, LLC. This was for a cell tower to be located at 608 Upper State Road. Christopher Schubert, attorney for Capital Telecom, was present to address this plan. Mr. Schubert explained that they had previously been before the Planning Commission with their Conditional Use application. Conditional use approval was received from the Board of Supervisors on July 22, 2013. He advised that the plan had not been changed since that time. He further stated that the original plan had been for equipment shelters to be built at the base of the tower. He explained that they had changed this to equipment cabinets prior to the conditional use hearing. Mr. Shoupe stated that the plan would be considered as a minor land development plan. He explained that the applicant was required to seek Land Development approval based on the installation of the driveway servicing the facility and the length of the lease for the cell tower on this property. Mr. Schubert stated that they had received a review letter from Boucher & James, the Township Landscape Architect. They are meeting with them to address these issues. He explained that they would do whatever they could to make the site attractive with landscaping. Gilmore & Associates, Township Engineer, are also reviewing the plan. Mr. Schubert stated that once their

review is received, they would have their engineer meet with Gilmore to resolve any issues there may be with the plan. He believes that the engineers have already been discussing the project. After further discussion, a motion was made by Mr. Glickman, seconded by Mr. McGuire, to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with all comments of the Township review agencies. Motion carried unanimously.

The next item on the agenda was a discussion of a proposed amendment to the zoning code regarding definition of family. Mr. Shoupe explained that this ordinance amendment provided for an explanation of just what defined "family" for living arrangements. He stated that the Township staff had been working on this amendment for several months. The definition they had developed defined family as follows: "Any group of individuals living together permanently or long-term, as opposed to transiently or short-term, as the functional equivalent of a family where the residents may share living expenses, chores, eat meals together and are a close group with social, economic and psychological commitments to each other." This would not include institutional group living situations such as student housing, dormitories, fraternities, sororities, monasteries or nunneries. After some further discussion, a motion was made by Mrs. Reynolds, seconded by Mr. Beatty, to recommend to the Board of Supervisors that this proposed ordinance amendment be approved. Motion carried unanimously.

Mr. Beatty stated that he had attended the Board of Supervisors meeting; however, there was nothing of a "planning" nature to report. Mr. Shoupe was asked if there was any update on the new Community Center project. He explained that the project was moving forward and gave a brief description of what would be included.

This meeting was adjourned at 8:10 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary