

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING
Tuesday September 21, 2010**

ROLL CALL

Board members present: Pat Keller, Tim Ritter, Mary Sulger, Scott Guidos and Mike Merkelt
Absent were Robert Bonomo and Ray Reichardt

Township staff present: Richard Brittingham, Asst. Township Manager/Zoning Officer, Stephen Sechriest, Township Manger, Richard Wieland Carroll Engineer, Corp., Andrew Brown Traffic Engineer Carroll Engineer, Corp., Stacy Yoder, Boucher & James, Inc., Lincoln Treadwell Solicitor.

APPROVAL OF MINUTES: July 20, 2010

MOTION: Pat Keller made a motion to approve the July 20th Planning Commission minutes. Scott Guidos seconded the motion. All in favor. Motion carried unanimously.

DEVELOPERS:

1. QPSR Partners, L.P. (Pavilion at Richland) Final Land Development Phase 1 (West Pumping Station Rd. & N. West End Blvd.)
Present: William Benner Attorney Benner & Wild, Richard Stoneback Charles Shoemaker, Inc., and Jack Schneider, Metro Development.
Proposal: the plan proposes to consolidate parcel numbers TMP #36-005-122, 36-005-123, 36-005-123-9 and 36-005-123-10 and develop the site utilizing Use E22 Multiple Commercial Use. Phase 1 improvements include a 14,670 sq. ft. pharmacy, parking, loading areas, and a storm water management area. The remainder of the site will be developed in the future. The applicant proposes a holding tank for phase 1.
The applicant gave a brief presentation of the project, and addressed the Engineer review letters. The applicant will revise the plans showing the revised information meeting the conditions of the engineer review letter for the October 11, 2010 Board of Supervisors meeting. Penn DOT will review the HOP application for the proposed site.
Public Comment: no public comment
Staff Comments: Andrew Brown Traffic Engineer stated that he will coordinate with Penn DOT on the traffic issues for the site.
Planning Commission Comments: Pat Keller asked what kind of trees would be used for the buffering and landscaping on the site? The applicant responded by saying they would use evergreens, flowering trees and shade trees as shown on the plan.

MOTION: Mike Merkelt made a motion recommending the Final Land Development approval for QPSR Partners L.P. subject to the following: Compliance with the Boucher & James, Inc. letter dated September 15, 2010, Carroll Engineer Corp. letter dated September 16, 2010, receipt of all permits and approvals from any agencies having jurisdiction over such matters, project receives approvals from all municipal and government agencies having jurisdiction over the project, the applicant complies with all applicable provisions of the Township Zoning Ordinance and the Subdivision and Land Development Ordinance, compliance with any conditions imposed upon the project by the Zoning Hearing Board in the granting of any relief, compliance with any conditions imposed upon the project as part of the Conditional Use Approval Process, Compliance with any conditions imposed upon the project as part of the Preliminary Plan Approval. Scott Guidos seconded the motion. All in favor. Motion carried unanimously.

2. Metro PCS Pennsylvania, LLC Telecommunications Collocation (210 Station Rd)

Present: Nicholas Cuci, Trevor McNeill and John Wolstenholme

Proposal: the applicant is proposing to collocate six (6) new antennas at a height of 109' on the existing 128' tall water tank and lease 160 sq ft to install three (3) equipment cabinets at the base of the water tank. The property is owned by Q Mart Associates and is within the PC (planned commercial zoning district) and AQ (age qualified overlay district). The applicant will comply with the conditions in the Boucher & James review letter dated September 15, 2010. The applicant stated that a 8 foot chain link fence would surround the area.

Public Comment: no public comment

Staff Comments: Rich Brittingham Zoning Officer stated the applicant is scheduled for the October 11, 2010 Board of Supervisors meeting.

Planning Commission Comments: Tim Ritter asked if this would add any height to the tower? The applicant stated that the antennas are 20 feet down from the top this will not add any height and the range is 1 to 3 miles. Pat Keller asked if we waived land development before for projects like this. The staff stated that usually we get a fee in lieu of for land development waiver.

MOTION: **Scott Guidos made a motion recommending the Conditional Use approval to the Board of Supervisors for Metro PCS Pennsylvania, LLC Telecommunications Collocation subject to the following: Compliance with the Boucher & James, Inc. letter dated September 15, 2010, subject to obtaining the required Land development Approval or waiver thereof, receipt of all permits and approvals from any agencies having jurisdiction over such matters, project receives approvals from all municipal and government agencies having jurisdiction over the project, the applicant complies with all applicable provisions of the Township Zoning Ordinance and the Subdivision and Land Development Ordinance. Pat Keller seconded the motion. All in favor. Motion carried unanimously.**

NEW BUSINESS:

ADJOURNMENT:

MOTION: **Pat Keller made a motion to adjourn the meeting. Scott Guidos seconded the motion. Vote: All in favor. Motion carried unanimously. Meeting adjourned 8:00 p.m.**

Respectfully submitted,
Laura Held
Recording Secretary

Note: The next meeting of the Richland Township Planning Commission will be held on Tuesday, October 19, 2010