

**MINUTES**  
**PLANNING COMMISSION MEETING FEBRUARY 14, 2017**

Attendees: Peter Cornog, Sherri Glantz Patchen, Jim Hoban, Vince Manuele, Dave Shula, Amy Grossman (BOS Liaison), Charles L. Guttenplan, AICP, Director of Planning & Zoning, Jim Sullivan, Township Engineer, T&M Associates

1. Call to order: 7:01 PM by Chair Patchen
2. Election of Chair and Vice-Chair: Motion by Mr. Cornog, second by Mr. Shula to elect Sherri Patchen as Chair. Motion by Mr. Cornog, second by Mr. Manuele to elect Jim Hoban as Vice-Chair. Votes for both officers were unanimous. Vote 5-0
3. Announcements & Correspondence
  - A waiver letter for this meeting's subdivision application was handed out to the members
4. Approval of Minutes:
  - Mr. Cornog moved to approve the meeting minutes from January 24, 2017, seconded by Mr. Hoban. Vote 3-0-2 (Mr. Shula and Mr. Manuele were not present at that meeting.)
5. Zoning Hearing Board Appeals:
  - ZHB#2017-01 Cellco Partnership d/b/a Verizon Wireless; 647 Germantown Pike, Lafayette Hill; Proposed installation of a telecommunication facility. Nicholas Cucé, Esquire was present on behalf of the applicant. The applicant is proposing to install a 100 ft tower, monopole type construction, at the Barren Hill Fire Company located at 647 Germantown Pike in the Village Commercial Sub-district 1. There will be a fenced compound at the base that would be completely screened by landscaping. The existing radio tower will be removed and replaced with the proposed cell tower and the radio antennas will be installed on the new monopole. The applicant is seeking relief from the Zoning Hearing Board for the use in the Village Commercial District and proximity to residential district lines as well as relief to allow the installation of ground-mounted equipment above ground. Todd Gannon, Site Acquisition Consultant, investigated other sites such as Masonic Village, St. Peters Church, Holod's Hardware, and Congregation Or Ami and none were interested or available. Cellco engaged in discussion with Ace Center for many months but no agreement was reached. Andrew Petersohn, Radio Frequency Engineer, discussed electromagnetic radiation and interference. Kenneth Farrell, Surveyor with CMC Engineering, discussed location and setbacks, and confirmed the height (100ft structure and 5ft lightning rod = 105ft. total) of the proposed tower. Comments and Concerns from the Planning Commission Members: height and location of the proposed tower; were other sites considered; and can the tower be lowered even more than what was proposed. Public Comment: Mary McMonagle, 4030 Kottler Drive; David and Elena Alvarez, 4030 Crescent Avenue (offered written statement; attached to minutes); Kevin McBurney, 4013 Crescent Avenue; Linda Doll, Fairway Road; Mary Ann Mulvihill, 4012 Briar Lane; Joan Leiby, 4012 Crescent Avenue; Jason Stieg, 4006 Crescent Avenue; Anthony Viola, 4013 Briar Lane; Mr. Petrone, 4012 Crescent Avenue; Frank Gallagher, 4021 Woodruff Road, parents live at 703 Germantown Pike: concerns consisted of the height difference from the existing to the proposed tower; consider camouflaging the proposed tower; suggesting the applicant reconsider the project; the tower impacting the lives and health of the residents; the devaluation of their properties; questioned if the Fire Company still had a helipad on the property (response: no); is the proposed tower for existing customers or to attract new customers; is this a way for the fire company to get funds; thinks the 500-ft restriction from residences was there for a reason and good for the residents; the fire company is getting money but placing it further from the building and closer to the residential properties so it does not inconvenience parking for the fire house; would there be any lighting be

proposed for the tower (response: no); the fire company will benefit but the residents will be impacted; would like to see a study showing no negative consequences and a contract guaranteeing no price drop; concerned that the ordinance is being violated to accommodate the location of the tower; the electromagnetic exposure rates are scary; in addition to this pole the residents have a bird's eye view of the 10 million gallon water tank; and that the beauty of the view will be impacted. Ms. Patchen still has issues on how this is the best property and the best location on the property for the tower and how the setback went from 500ft to 131ft. Mr. Cornog requested that they investigate stealth features to the pole. The applicant's team responded with information to respond to some of the specific issues and questions raised, and at the conclusion, Mr. Cucé acknowledged the concerns and stated that they will go back and discuss other locations with the fire company and come back to the Planning Commission; they will request a continuance of the March 1<sup>st</sup> Zoning Hearing Board hearing.

6. Subdivision & Land Development Applications:

- SLD#01-17 Sunnybrook Golf Club – Idler Subdivision, Militia Hill Road & 350 Stenton Avenue, Plymouth Meeting, PA; 2-Lot Minor Subdivision. Dave Adams, Esquire, the applicant's representative was present along with Bill Garbacz, General Manager of Sunnybrook Golf Club and Jared Loman, Landscape Architect – Nave Newell. They are proposing to transfer a 0.431-acre piece of ground to adjacent landowners (Jeffrey and Kathy Idler) who own a home fronting on Stenton Avenue. The Idler home encroaches on the Golf Course property and the purpose of the subdivision is to remove that encroachment and provide a legal rear yard for the Idler property. The resulting Idler property will be increased from 1.785 acres to 2.216 acres. Review letters were received from both the Township Engineer and Zoning Officer. Mr. Sullivan is ok with the waivers requested except that the waiver for steep slopes should be a partial waiver and requested that the steep slope ratio be shown on the Idler lot. Mr. Hoban moved to recommend approval of the lot line change and waivers requested with adjustment to the partial waiver; seconded by Mr. Shula. Vote 5-0

7. Conditional Use Applications: None

8. Old Business: None

9. New Business:

10. Public Comment:

11. Adjournment:

- There being no further business, meeting was adjourned at 8:48 PM.

Respectfully submitted,

---

Charles L. Guttenplan, AICP, Director of Planning & Zoning

The Planning Commission is appointed as an advisory group to the Board of Supervisors and the Zoning Hearing Board with respect to comprehensive land use planning, existing land use, and various land use and zoning applications in Whitemarsh Township. No formal decisions are rendered by the Planning Commission. Formal decisions are rendered by the Board of Supervisors or Zoning Hearing Board, as prescribed by law, based on the type of application.