

**EAST PIKELAND PLANNING COMMISSION  
NOVEMBER 10, 2014 MINUTES**

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**CALL TO ORDER**

John Schott called the meeting to order at 7:00 pm. Members in attendance were John Colarusso, Ed Cooley, Rusty Strauss, Ron Hoinowski, Helena Van Vliet and Leo Kearcher. The Zoning Officer, Township Engineer and Township Planner were also present.

**APPROVAL OF MINUTES**

MOTION MADE BY LEO KEARCHER TO APPROVE THE OCTOBER 13, 2014 MINUTES. MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

**OLD BUSINESS**

None

**NEW BUSINESS**

**Wireless Communications Facilities Draft Zoning Ordinance Amendment (Section 1821)**

Kim Venzie of Unruh, Turner, Burke & Frees Attorneys at Law, presented a draft revision to the Wireless Communications Facilities regulations found in Section 1821 of the East Pikeland Zoning Ordinance. Her firm, in partnership with the Cohen Law Group, was hired by the Township to review the existing provisions and to provide the necessary updates to address the innovative advances in wireless technology. The current ordinance addresses large conventional cell towers, but not smaller tower-based and non-tower facilities.

Non-tower WCFs would only be allowed only within the right-of-way on designated roads; co-location is encouraged and property owner consent is required. Applicants for any WCF must go through Conditional Use. The planning commission suggested adding definitions for *front façade zone* and *underground utility area*. They also want areas such as Spring City Road, Kimberton, and other identified “dead zones”, to be considered as designated locations.

A revised draft incorporating the planning commission’s comments and suggestions will be provided for review at the December meeting.

**TIME CLOCK EXTENSIONS**

**Condign Land Development Plan (expires 12/12/2014)**

As recommended, Larry Schontz has been attending the economic redevelopment workshops.

MOTION MADE BY JOHN SCHOTT RECOMMENDING A 6-MONTH TIME CLOCK EXTENSION FOR THE CONDIGN PLAN. MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

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**Gappa Subdivision Plan (expires 12/06/2014)**

Kisha Tyler confirmed conversation with the applicant that they intend to move forward with the plan.

MOTION MADE BY JOHN SCHOTT RECOMMENDING A 90-DAY TIME CLOCK EXTENSION FOR THE GAPPA PLAN. MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

MOTION MADE BY JOHN SCHOTT TO ADJOURN THE MEETING. MOTION SECONDED BY RUSTY STRAUSS. ALL IN FAVOR, MEETING ADJOURNED 7:55 PM.