

EDGMONT TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
July 27, 2009

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Work Session – Members of the Planning Commission, municipal professionals, the Township Manager, and the Assistant to the Township Manager attended an advertised work session, which began at 6:30 p.m. Those in attendance generally discussed items on the agenda. No action was taken.

1. Open Meeting & Pledge of Allegiance: Mr. Raspa called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. In attendance were Joseph Raspa, Vice-Chairman; Randy Bates, Member; Eleanor Tickner, Member; Samantha Reiner, Township Manager; David Malman, Esq., Planning Commission Solicitor; Michael Conrad, Township Engineer; and Christopher Bashore, Assistant to the Township Manager. Chip Miller, Chairman; Robert Bristol, Member; and Edward Theurkauf, Township Land Planner, were absent. There were 5 guests.
2. Public Comment: There was no public comment at this time.
3. Approve Agenda: Mr. Bates made a motion to approve the agenda for the July 27, 2009 regular meeting of the Planning Commission. Mrs. Tickner seconded the motion. There was no further discussion and the motion approving the agenda passed unanimously.
4. Meeting Minutes: Mr. Bates made a motion to approve the minutes from the June 22, 2009 regular meeting of the Planning Commission as presented. Mrs. Tickner seconded the motion. There was no further discussion and the motion approving the minutes passed unanimously.
5. Manager's Report: Mrs. Reiner read her Manager's Report.
6. Old Business:
  - a. Proposed Ordinance
    - (1) Ground Source Heat Pumps (Geothermal)  
Present: David Powell, Powell Drilling and Excavating

Mr. Raspa stated that at the June meeting, the Planning Commission recommended that proposed Ordinance #215 be adopted by the Board of Supervisors. Prior to the public hearing on July 15, 2009, the Township received comments from industry professionals regarding provisions outlined in the proposed ordinance. The primary areas of discussion concentrated on the isolation distance from property lines, proposed material requirements, and permit requirements. Comments from Heery, Edward Powell Drilling and Excavating, and ServiceMark were considered.

Mrs. Reiner stated that after reviewing the comments submitted by Mr. Powell; the main item of concern was the appropriate safe isolation distance from property lines. Mr. Powell stated that he did not believe that the isolation distance should be as close as 10 feet, but not as far as 40 feet from property lines. The septic system must be verified prior to the installation of the geothermal well field. Mr. Powell stated that he believed that a 40 foot isolation distance from property lines made it onerous on the property owner seeking to install the system. Mr. Malman stated that the distance was

determined based on the fact that a septic system is of higher priority than a geothermal well. Mr. Powell stated that the counties he works in use a 10 foot isolation distance from property lines. Mr. Conrad asked about much space was needed to perform any maintenance on a well. Mr. Powell stated that it was the same amount of space needed to install the well. Mr. Raspa stated that it should be at least 20 to 25 feet from a property line.

Discussion was then had in regards to the isolation distance of a geothermal well from a septic system. Mr. Conrad stated that the ordinance specifically addresses geothermal wells, which would reduce the isolation distance a well must be from a septic system to 50 feet if the sewage absorption area is known. Mrs. Reiner noted that the ordinance must be examined to see if it allows for the proper isolation distance from a geothermal system if a septic system is installed after the geothermal system.

Mr. Raspa asked about the distance from underground utilities. Mr. Powell stated that the distance from underground utilities is regulated by PA One Call and work within two (2) feet of the company's markings is at the contractor's risk. Mr. Raspa asked about the grouting material that is to be used. Mr. Powell stated that neat cement is not to be used and that betonite is the material to be used. Mr. Conrad asked about the circulating fluid that is used in these systems. Mr. Powell stated that methanol and ethanol are the fluids that should be used, not GS-4.

Mrs. Reiner asked about requiring an engineer to sign-off on the plans and if removing that item from the draft regulations was an issue. Mr. Powell stated that he did not believe so. Mrs. Reiner asked if the system is pressure tested. Mr. Powell stated that the pipes are regularly tested and documentation can be provided. Mrs. Reiner asked about provisions for the abandonment of geothermal wells. Mr. Powell stated that it would not be an issue. Mr. Raspa asked if the fluid could ever dissipate from the piping. Mr. Powell stated that because of the grouting, it would not have anywhere to go.

Mr. Raspa asked about existing systems in the Township. Mr. Powell stated that most of the existing systems are open-loop systems. Mr. Conrad asked about adding markers on properties indicating the location of the boreholes. Mr. Powell stated that magnetic tape could be used, but an as-built plan is still the best way to locate the system on a property.

Mr. Malman asked about testing standards as one comment received recommends 60 psi. Mr. Powell stated that a provision such as that is fine. Mr. Powell provided information on the proper way to test the pipes. Mr. Malman questioned the licensing requirements outlined in the ordinance and if there was a geothermal well installers license from the Commonwealth. Mr. Powell stated that no such license exists, but installers should have a current driller's license from the Commonwealth. Mr. Powell stated that the Commonwealth requires logs to be kept of all wells drilled in the state. Mr. Powell stated that the Township should consider requiring a completion log indicating the as-built map and the work that was done, such as location of boreholes and antifreeze solution used. No action was taken.

b. 3954 Miller Road, Clear Wire Communications  
2<sup>nd</sup> Meeting  
Extension to October 2009  
Structural Analysis

Present: Richard Lemanowicz, Esq., Applicant's Attorney  
Mario Calabretta, P.E. Applicant's Engineer

Mr. Raspa stated that this applicant was before the Planning Commission at their June meeting. At that meeting, there were discrepancies noted between the Structural Analysis submitted by Clear Wire and that previously submitted by Metro PCS. A revised Structural Analysis has been received by the Township and reviewed by municipal professionals.

Discussion was then had in regards to the Yerkes Associates review dated July 23, 2009. Mr. Conrad stated that he is recommending that annual inspections of the tower be conducted, similar to the inspections required by the Metro PCS application. Mr. Lemanowicz stated that a letter will be provided. Mr. Conrad stated that the Structural Analysis has been deemed satisfactory and approval of the Structural Analysis is recommended. Mr. Malman asked if the necessary landscaping had been installed. Mrs. Reiner stated that the trees have been installed. The waiver previously requested is apparently no longer necessary.

Mr. Conrad began a discussion in regards to his June 16, 2009 review letter. Mr. Conrad received an EMF Compliance Report and a Non-Interference Report from Mr. Lemanowicz that will be reviewed to verify that this addition will have no impact on neighboring property owners or the carriers already on the tower. Mr. Conrad questioned parking at the site because of the loading dock for the existing facility and the site plan only indicates one parking space. Mr. Conrad requested that two (2) striped parking spaces. Mr. Calabretta stated that the parking area is paved and only visited once a quarter, so stripping may not be appropriate. Mr. Conrad asked if there was a parking agreement with the property owner. Mr. Lemanowicz stated that a note indicating the parking location will be added to the plan.

Mr. Conrad noted the project site plan and stated that the dimensions from the fence line must be revised. Mr. Conrad stated that he had no other outstanding comments on this application. Mr. Calabretta stated that he will be directing American Tower to make the necessary revisions. Mrs. Reiner asked if any of the changes were addressed in the most recent submission. Mr. Conrad stated that most, but not all necessary revisions have been made. This matter will be discussed more at a future meeting. No action was taken.

c. 1010 Gradyville Road, Clear Wire Communications  
2<sup>nd</sup> Meeting  
Extension to October 2009  
Structural Analysis

Present: Richard Lemanowicz, Esq., Applicant's Attorney  
Mario Calabretta, Applicant's Engineer

Mr. Lemanowicz stated that the applicant is seeking to remove six (6) existing Sprint antennas and replace them with six (6) new Clear Wire antennas. Furthermore, Clear Wire desires to add three (3) new dish antennas. The total of antennas being added to the tower is nine (9). Clear Wire is looking to add these antennas at an elevation of 171'. The applicant will also be adding ground equipment in a 3'x6' area. Mr. Raspa asked if any cabinets will be removed. Mr. Lemanowicz stated that no cabinets will be removed.

Mr. Raspa asked if the three (3) new dishes will push the capacity over its limit. Mr. Conrad stated that two (2) of the criteria exceed capacity. Mr. Calabretta stated that the actual capacity of the structure is greater than the design capacity and the three (3) new antennas will not exceed the actual capacity of the tower. A letter prepared by American Tower, dated July 24, 2009, addresses these concerns. Mr. Conrad asked about the moment of tower. Mr. Calabretta stated that the moment of the tower is the point in which the tower bends. There is a constant wind load on the tower, so something must secure the tower and the moment resistance has to do with the material in the ground which holds the tower in place through bolts which extend 8' to 12' in the ground and allow the tower to assume an increased load. The bolts would have to fail for the tower to be removed from the ground. Mr. Conrad asked if the bolts would be inspected as part of the yearly inspection. Mr. Calabretta stated that they would be.

Mr. Conrad asked for confirmation that the axial load is the second criteria being examined. Mr. Calabretta stated that this is the exact load being pushed through the axis of the structure. This includes the appurtenances on the tower and the wind. Mr. Conrad stated that when examining the design criteria for this category, the criterion was exceeded by 18%. Mr. Malman asked about the opposite of axial force. Mr. Calabretta stated that it is tensile force. Mr. Malman asked if there was a possibility of the bolt heads being removed from the bolts and becoming stripped. Mr. Calabretta stated that the steel used is just as strong in both directions. The third category examined is the sheer, which is the tower being displaced from the support base. Mr. Calabretta stated that sheer is not normally the governing factor of a tower. Mr. Conrad noted that in this category, the tower with this addition is at 107% of design criteria.

Mr. Conrad asked about other safety measures that could be placed on the tower. Mr. Calabretta stated that adding those factors would not be necessary because the tower is not going to exceed 100%. Mr. Calabretta stated that safety features were designed into the tower in order to factor in the maximum usage by all carriers. The maximum usage by all carriers is used in the Structural Analysis of the tower. Mr. Raspa stated that he is concerned with what is currently placed on the tower and if the existing safety levels can be maintained with the addition of Clear Wire's equipment. Mr. Lemanowicz stated that a supplemental packet addressing the outstanding comments will be provided for the August meeting.

Mr. Conrad asked about the location of the ground equipment. Mr. Lemanowicz stated that the cabinet will be located next to Sprint's lease area. Mr. Bashore stated that during the meetings for Metro PCS, it seemed as though there was a consensus that the ground area had reached its maximum. Mr. Conrad asked if the Clear Wire ground

equipment would block the access of other carriers from getting to their ground equipment. Mr. Lemanowicz stated that they would be accessible. Mr. Calabretta noted that there is walking room around the Clear Wire lease area and there is enough room to get by. Mr. Conrad asked if there was any interference with the ice bridge. Mr. Calabretta stated that there would not be any interference because the ice bridge can be adjusted.

Mr. Lemanowicz stated that all outstanding comments from Mr. Conrad's June 17, 2009 review letter will be addressed. Mr. Conrad asked if any vegetation will be disturbed as the result of staging equipment. Mr. Lemanowicz stated that a crane will not be used. Mr. Calabretta stated that a small unit with a manned basket will be used. Mr. Raspa stated that he would like to know the equipment to be used for installation. Mrs. Reiner asked about the reimbursement of the Fire Company for the movement of utility lines. Mr. Lemanowicz stated that he would investigate the status of the reimbursement. This matter will be discussed further at a future meeting. No action was taken.

7. New Business:

a. Proposed Ordinance

(1) Parking Ordinance: Mrs. Reiner stated that the proposed ordinance would repeal Ordinances #102 and #127 and establish parking regulations throughout the Township. Furthermore, the Ordinance outlines penalties for violations and has provisions for towing. Mrs. Reiner noted that this matter has arisen due to repeat offenders parking on both sides of the street in a development where the roads were built to a smaller scale. Mr. Raspa asked if this would prevent parking on both sides of the street or only one side. Mrs. Reiner stated that it would be for both sides of the street.

Mr. Raspa asked what the Township's course of action would be if someone had a function at their home. Mrs. Reiner stated that they would have to call the Township ahead of time and they would be allowed to park on one side of the street. Mr. Raspa asked if an emergency vehicle could proceed safely through the street if there was parking on one (1) side of the street. Mrs. Reiner stated that the Board examined allowing parking on one (1) side of the street and determined that a consensus on which side could not be reached. Mr. Raspa stated that if there is room to park on the street and an emergency vehicle could proceed safely, then he does not see the need to ban parking on both sides of the street. Mrs. Reiner stated that when the development in question was approved, it was agreed that no on-street parking would be permitted.

Mr. Raspa stated that he does not see the issue because the Township has not received complaints about parking on the street. Mr. Malman questioned if the Township has the ability to adopt an ordinance of this nature and if a traffic study would be warranted. Mrs. Reiner stated that she does not believe a traffic study would be warranted. Mr. Malman stated that the Township should meet with the Homeowners Association of the development in question and discuss making the street one way. Mr. Raspa noted that a school bus passes through the development every day, six (6) times a day and he has never received a complaint about an inability to proceed through the street. Mr. Raspa suggested that the Township contact the bus depot for

Rose Tree Media School District and find out if there have been any issues. This matter will be discussed further at a future meeting. No action was taken.

8. Miscellaneous Discussion: There were no items discussed at this time.
9. Announcements
  - a. The Planning Commission and the Board of Supervisors will meet for their quarterly joint work session on Monday August 24, 2009 at 5:30 p.m. The Planning Commission will meet for their August meeting on Monday, August 24, 2009 at 7:00 p.m. There they will discuss a proposed co-location for Clear Wire Communications on both cellular communication towers in the Township.
  - b. The Board of Supervisors will meet on Wednesday, August 19, 2009 at 7:30 p.m. for their August regular meeting, with a work session at 6:30 p.m.
  - c. The Zoning Hearing Board will not be meeting in July. If any applications are received, the Zoning Hearing Board will meet on Tuesday, August 25, 2009 at 7:00 p.m.

Adjournment: At 9:25 p.m., Mr. Raspa made a motion to adjourn the meeting. Mrs. Tickner seconded the motion. There was no further discussion and the motion adjourning the meeting passed unanimously.

Respectfully submitted,

Samantha Reiner, Recording Secretary  
Township Manager

Joseph Raspa, Vice-Chairman  
Planning Commission