

UPPER MERION TOWNSHIP PLANNING COMMISSION

August 24, 2016

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on August 24, 2016 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Matthew Popek, Vice-Chairperson; Mark McKee, Secretary; Todd Brown, Member; Vivian Peikin, Member; Robert Loeper, Township Planner; Kyle Brown, Associate Township Planner; Maudy Hedlund, Recording Secretary.
Absent: Jaque Camp, Chairperson; William Jenaway, Liaison to the Board of Supervisors;

The pledge of allegiance to the flag was followed by self-introductions.

Meeting Minutes: July 13, 2016:

Due to a lack of quorum, Mr. Loeper deferred approval of the July 13 Minutes to September 14.

Plan: DP 2016-03: Conlin's Copy Center, 1011 West 8th Avenue; 6,499 SF Industrial. Loading Dock Addition: 2.24 Acres, KPMU KP Mixed Use District.

Present: Rhett Jones, Senior Project Architect, RHJ Associates, P.C., 860 1st Avenue, Suite 9A, King of Prussia, PA.
Bill Conlin, Owner, Conlin's Digital Print and Copy Center, 1011 West 8th Avenue, King of Prussia, PA.

Matt Popek opened the meeting and Rob Loeper introduced the owner, Bill Conlin and architect, Rhett Jones.

From Rob Loeper's overview and group discussion:

The existing building measures 9,900 square-feet. The proposed addition, consisting of a loading dock and warehoused space for storage, equipment and shipping, will measure 6499 sq. ft. The plan complies with mixed-use zoning requirements. Currently, the site has uncontrolled stormwater management. The plan proposes installation of an underground basin capable of reducing a ten-year, pre-development flow from 1.94 to a two-year, post-development level of .74. The new landscaping plan proposes to plant more trees in the back portion of the property which currently surpasses the minimum green area requirement of 35 by 12.62 percent. The parking lot will be re-striped. It provides fifty-eight parking spaces. Thirty-three are required. The plan is considered a "preliminary" and "final" land development.

Mark McKee commended the applicant for adding a much-needed stormwater management system and keeping the business in the township. Vivien Peikin considered the plan attractive.

Vivian Peikin recommended approval of the plan, as presented. Mark McKee seconded. A 4-0 vote, in favor, carried.

Plan: Conditional Use 2016-03/04/05/06: ExteNet Systems, C/O Riley, Riper Hollin & Colagreco. Pole fixture with DAS antenna/telecommunications facility, 349-509 West Beidler Road, 575 Prince Frederick Street, 501-533 Dartmouth Drive and 139-155 Ross Road.

Present: Christopher H. Schubert, Esq., Riley Riper Hollin & Colagreco, 717 Constitution Drive, P.O.B. 1265, Exton, PA.

From Mr. Loeper's overview:

Mr. Loeper introduced Mr. Christopher Schubert, the applicant's counsel, who worked with the Board of Supervisors, the Township Solicitor, and the Planning Office to draft the ordinance for towers and electronic communication devices that was recently passed.

The aim of the DAS (Distributed Antennae System) Ordinance is to try to eliminate a lot of additional towers, especially in residential areas. DAS technology, which is being applied at sport stadiums and airports, would benefit reception in the township's northern "dead" zones.

A Conditional Use is required when a DAS (aka "can", "node", "cantenna") is applied to a new pole. It is not required when applied to an existing pole.

ExteNet System's application, scheduled for September 22, proposes to install a new pole at each of the following locations: 349-509 West Beidler Road, 575 Prince Frederick Street, 501-533 Dartmouth Drive and 139-155 Ross Road.

From Mr. Schubert's presentation:

Twenty-two DAS nodes have been established on exiting telephone poles within the area. No complaints were generated. The remaining four DAS nodes will require a Conditional Use approval. Mounted on new pole they must be installed within 100 feet of an existing, above-ground utility. DAS poles cannot be installed in areas where utilities are provided underground. A roll-out was done in Radnor, Eastown and Newtown Townships.

Lower Merion Township decided against macrosites. Larger towers are not permitted. The solution is to install a small, micro-sized DAS node that, operating on 40 watts, poses no EMF issues and provides coverage 800 feet out. A growing trend approves of DAS nodes because they indicate

coverage. ExteNet is developing DAS systems for Verizon Wireless to benefit specifically-targeted areas. The applicant is looking to get a much denser capacity in residential areas.

Node Locations:

Node #3's proposed location is in the right-of-way of 349-549 Beidler Rd.. This new, 38-foot high pole would be installed 63 feet across from a PECO power line. Power lines are too highly-energized to permit anything to be installed above them.

Node #13's proposed location is in the right-of-way of 575 Prince Frederick Road. This new pole's height is 55 feet.

Node #19's proposed location is in the right-of-way of 501 Dartmouth Drive. This new pole's height is 45 feet.

Node #24's proposed location is in the right-of-way of 139 Ross Rd. This new pole's height is also 45 feet.

From group discussion:

- Four applications have been filed. Notifications were circulated to neighbors.
- Fiber optic lines will be trenched underground. Neighbors will be notified.
- Blair Park Services, LLC, of Horsham, will install the poles and nodes.

Mark McKee commented that on a special exception the burden is on the public to show where it's going to be harmful or that there is harm. He noted that on a curvy road, a car is likely to hit the pole because it's only a foot from the curb, adding that the public benefit will probably outweigh accidents.

Matt Popek felt that we could treat these applications as one batch. Members agreed.

Mark McKee offered to make a recommendation that the Board of Supervisors consider favorably the Conditional Use for these four sites. Vivien Peikin seconded. All voted. A 4-0 vote, in favor, carried.

There being no additional business, the meeting adjourned at 8:00 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY