

UPPER BURRELL PLANNING COMMISSION

MEETING MINUTES

OCTOBER 18, 2016

The October meeting of the Upper Burrell Township Planning Commission was held on October 18, 2016, at 7:00 p.m. In attendance were Commission members, Tom O'Brien, Leon Yurkin and George Richard.

Approval of Minutes

After reviewing the July meeting minutes, George Richard moved to approve the minutes as written, seconded by Leon Yurkin and all were in favor. There were no meetings in August or September 2016.

Parallel Infrastructure and Pittsburgh SMSA Limited Partnership Communication Tower Application

At the township's October 4, 2016, Zoning Hearing Board meeting, the board requested the Planning Commission review the plans for the communication tower site prior to their action on a request for a Special Exception for the tower being constructed in an RA zone.

Their application requested that the requirements for a subdivision plan and a land development plan approval be waived. Jo Perotti and George Franci presented arguments for not requiring a subdivision plan (Section 350-93.A 13 (r) and land development approval (Section 350 – 93.A 13 (s)). They argue that recent State Supreme Court rulings have indicated that cell towers did not constitute subdivision or land development requirements. After a discussion, the Commission indicated that since site plans, E & S Control Plans and the geotechnical report have already been prepared, the applicant should submit full size drawings for review by the township engineer. With regard to the need for the applicant to prepare a subdivision plan for the proposed easement, the Commission would be amenable to waiving the requirements for preparation of a subdivision plan noting the previous State Supreme Court rulings on the subject. George Richard moved that the applicant follow the above discussion items, second by Leon Yurkin and all were in favor.

2017 Planning Commission Dates

The Commission members have no objections to the proposed dates for the 2017 Planning Commission meetings.

Codified Zoning and Subdivision Ordinances

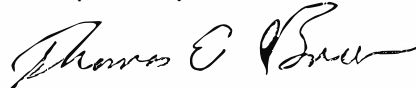
It has come to the attention of the Commission that recent codification of all township ordinances has changed the section numbers of both the Zoning Ordinance and the Subdivision

Ordinance. The Commission members currently have the original booklets dated 2009 & 2007. We are requesting hard copies of the latest Zoning and Subdivision ordinances.

Adjournment

There being no further business, Leon Yurking moved to adjourn the meeting at 7:40 pm, second by George Richard and all were in favor.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Thomas O'Brien", written in a cursive style.

Thomas O'Brien, Chairman