

## MINUTES

### ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – March 25, 2008 – 7:00 p.m. – MCRPC Offices

#### MEMBERS PRESENT

Larry McAdams  
Fred Brenner  
Clifford McCandless  
Ron Faull  
James Hughes

#### OTHERS PRESENT

Lisa Holm Schrader, Senior Planner

Mr. McAdams, Vice-Chairman, called the meeting to order at 7:00 p.m. **A quorum was present.**

#### NEW BUSINESS

1. Major Land Development Plan – Worth Township – John & Victoria Gadsby Cell Tower – Ms. Holm Schrader explained due to the lack of a quorum at the last meeting we were again reviewing this Cell Tower plan. She explained that Sprint-Nextel is preparing to construct a cell tower site on the Gadsby property on Bradley Road in Worth Township, east of the Hendersonville area. The land development plan was submitted in November 2007, but the Township had turned it down at that time due to its location in an agricultural security area. They went before the agricultural security preserve board and received approval for this cell tower with a few modifications to the size they would allow for the fenced area. The lease area was reduced to 50' x 50' instead of 100' x 100'. Ms. Holm Schrader explained that as with their previous cell tower plans the developer has provided proof that there is no structure available within a ¼ mile of the proposed site and demonstrated the service area coverage provided by the tower at a height of 199 feet tall. Following discussion, the motion was made and seconded to approve the Major Land Development Plan for the Cell Tower on the Gadsby property in Worth Township. The motion passed.
2. Grove City – Ms. Holm Schrader explained that due to timing of the February meetings, the zoning issues in Grove City Borough had already been amended by the Borough. We were not able to provide a recommendation although Ms. Holm Schrader provided them with a letter outlining the discussion by this committee at their meeting.
3. Other Business - Ms. Holm Schrader explained that due to newer processes for producing the subdivision and land development plans, the engineers and surveyors can provide paper plans for review prior to producing the mylars as currently required by our ordinance. A paper copy of the plan can be produced for about one dollar per square foot where a mylar is about four dollars [\$4]. This means a cost of \$6 for a 24" by 36" paper copy rather than a \$24 mylar copy. Also the mylar prints cannot be revised so any revisions could require a brand new mylar. Ms. Holm Schrader requested permission to accept paper plans for review provided mylar copies are provided when all revisions are complete. This will require an update to the County ordinance which can be made official when the comprehensive update is done, likely in the fall of this year.

ADJOURNMENT - There being no further business to conduct, the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Lisa Holm Schrader, Senior Planner

LHS/ew