

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MINUTES
JANUARY 13, 2010**

CALL TO ORDER

Green Tree Borough Council met on Wednesday, January 13, 2010 at 7:05 p.m. in the Sycamore Room of the Green Tree Municipal Center, 10 West Manilla Avenue, Pittsburgh, PA 15220.

ROLL CALL

Members Present:

Cheryl Bakin
Marguerite Canonge
Rebecca Chembars
Ed O' Donnell

Also Present:

John Novak, Council Member
Louis A. Casadei, P.E., Borough Engineer
Deborah N. Gawryla, Stenographer

Absent:

Rino Lindsey
Leon Young

APPROVAL OF MINUTES

November 11, 2010

Motion:

Mrs. Bakin made a motion, seconded by Mr. O'Donnell, to approve the November 11, 2009 minutes as presented.

Motion carried unanimously.

Advisory Discussion:

Clearwire, U.S., LLC c/o American Tower Corporation, requesting advisory discussion regarding placement of antennas on the roof of Foster Plaza Building #8. Placement of these antennas is considered a conditional use.

Mr. Tucker Lahr, consultant to American Tower Corporation, was present to discuss the plan. Mr. Lahr said that Clearwire is the applicant and will be the operator of the antennas and equipment. Mr. Casadei said that a letter from Mr. Lahr had been distributed to Planning Commission outlining Clearwire's intentions. Mr. Lahr distributed drawings of the proposed antennas.

Mr. Lahr said that some of the sheets are merely informational, but attention should be given to Sheets #2 and #5 that depict the details of the site. Clearwire is a high-speed, broadband, wireless internet provider, currently building out a network in the Pittsburgh area. The wireless internet speed is considered 4G and will allow seamless streaming video downloads for users to be able to watch a movie in a moving car. It is an alternative to similar internet services offered by Comcast or Verizon for the internet on cell phones. When asked, Mr. Lahr said Clearwire would offer internet services, but not telephone services.

Mr. Lahr said the actual speed of the service could change from location to location, depending upon topography, tree cover, and buildings. However, the distance would be similar to that of a

cell phone tower. The proposed location for the antennas on Foster Plaza would provide very good site distance, giving about a three-mile radius from the site. Mr. Lahr said he would provide actual propagation maps showing projected coverage as part of the formal submission.

Mrs. Bakin asked whether there was an audience for this type of service. Mr. Lahr replied that it is a new service for the Pittsburgh area, but is currently offered in the Baltimore/Washington, D.C. metropolitan area and the Philadelphia area. The Harrisburg/Lancaster/York area is currently being built out as and Mr. Lahr said that they were pursuing other markets as well.

Mr. Lahr said that studies were done in 2007 to determine good areas to offer this service and leases were secured. However, with the downturn in the economy, a restructuring of the projects, and a study to determine appropriate integration with the ever-advancing technology, the project had been put on hold until now.

Mr. Lahr showed photos of Foster Plaza Building #8 and the tentative locations of the antennas. He said he had followed the information in Section 1280.16 of the zoning code to design the details. Review of the details of this section continued with Mr. Lahr explaining how the various requirements had been met.

Mr. Lahr said that each antenna would be placed in a tripod mast that will support a single 2-1/2" steel pole to hold the antenna. He noted that T-Mobile also operates three antennas on the same rooftop. He showed photos of the rooftop with T-Mobile's antennas and indicated where the proposed antennas would be placed. He said Clearwire would also operate three antennas to provide 360° coverage for the network. There will also be seven microwave dishes.

Mr. Lahr said that the roof of Foster Plaza #8 is considered a "hub" or "transport ring" for approximately 20 other sites. Ms. Chembars asked if the bandwidth might interfere with other types of signals in the area. Mr. Lahr said the bandwidth is licensed by the F.C.C. and will not cause interference with any other services. The location of the signal's bandwidth is relatively far removed from other existing transmission technologies and because this service does not use the traditional phone lines like other systems, it does not limit transmission speeds. Review of the location of the microwave dishes continued and Mr. Lahr said that the system would be heavily grounded.

When asked, Mr. Lahr said that there is a lease agreement in place with the owners of Foster Plaza Building #8 and information will be provided with the formal application. Mrs. Bakin asked if a fence or some security would be provided around the antennas. Mr. Lahr said that a chain-linked fence is required if antennas are not contained in some way or located on a structure. Mr. Casadei said that the antennas would be on the rooftop of Building #8 and the rooftop is kept locked, making the rooftop a secure location in itself. He said that some of the requirements in the antenna ordinance do not apply to this type of situation, but apply to antennas that are being placed on the ground or a tower. The requirement for a parking space also would not apply in this situation since the antennas are on the rooftop of a building in an office complex where plenty of parking is readily available. Discussion continued regarding the details of the antennas as the drawings and photos were reviewed.

Mr. Lahr said he would like to formally submit the conditional use application for recommendation at Planning Commission's January 27, 2010 business meeting. Mr. Casadei outlined what was needed to apply and requested that it be submitted one week prior to the actual meeting. Following Planning Commission's recommendation, a public hearing will be held on the conditional use and then Council must vote on whether to approve it. Discussion took place regarding the timeframe for the application and public hearing.

Election of Planning Commission Officers for 2010

Mr. Casadei said that he had spoken to Mr. Lindsey who had requested that this item be tabled until the next meeting. Planning Commission agreed to table this item until the next meeting.

Establishment of meeting schedule for 2010

Planning Commission members reviewed the 2010 calendar regarding dates for this year's meetings. Mrs. Bakin asked if it might be better to hold meetings on the first and third Wednesdays, instead of the second and fourth Wednesdays. Mr. Casadei thought that the Planning Commission schedule for the second and fourth Wednesdays might be in the Borough's Home Rule Charter and could not be changed without Council's approval and the meetings could only be scheduled within the second and fourth Wednesdays according to the charter.

Motion:

Mr. O'Donnell made a motion, seconded by Mrs. Canonge, to set the 2010 schedule of Planning Commission meeting on the second and fourth Wednesdays of each month, except for November and December, when a combined workshop/business meeting will be held each month on the second Wednesday because of the Thanksgiving and Christmas holidays.

Motion carried unanimously.

Adjournment

Motion:

Mr. O'Donnell made a motion, seconded by Mrs. Canonge, to adjourn the meeting at 8:10 p.m.

Motion carried unanimously.

Rino Lindsey, Chairman

Leon Young, Secretary