

MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD

November 22, 2011

Chairperson John Metzger called the meeting to order at 7:00 P.M. The following members were present: John W. Metzger, Elizabeth W. Bamford, and Peggy D. Hall. Also in attendance was Thomas L. Goodman, Zoning Hearing Board Solicitor, Thomas P. Daniels, Assistant Township Manager, and Cheryl Hansberry, Court Reporter.

MINUTES

On a motion, the minutes from the June 28, 2011 meeting of the Lancaster Township Zoning Hearing Board were unanimously approved as written.

NEW BUSINESS

1. Applicant Cellco Partnership d/b/a Verizon Wireless, lessee of 850 Sterling Place, has requested a Special Exception pursuant to Section 1203.5 and to amend the Special Exception application to include a request for a Variance from Section 1920.16 since there is an existing tower located less than one-half (1/2) of a mile from the location of the proposed tower. The applicant proposed to use the property as a cellular phone transmission tower site. All other requirements of the zoning ordinance will be met. The property is zoned Industrial (I).

Mr. James M. Strong, McNees, Wallace & Nurick LLC, presented the application. Mr. Daniels was sworn in and testified that all publication and notice requirements have been met. Ms. Amy Mahoney, site specialist with Network Building & Consulting testified that the site will have a 150 ft. monopole inside a 48.5 x 25 ft. area with an 11.5 x 30 ft. equipment shelter. The site will be enclosed by an 8 ft. high chain link fence topped with barbed wire. The fencing will be screened with evergreens all around. Mr. Alan L. Tope, PE who works for PP&L Infrastructure Services testified further and noted that PP&L will design and build the tower and Verizon will utilize it. Mr. Andrew M Petersohn, PE of dBM Engineering, PC testified as to the necessity of locating the tower at this site. Existing facilities in the area are at capacity. The suggested height is the minimum required. A tower removal agreement will be made with the Township.

Mr. Metzger moved to close testimony and further moved to allow the application for a Special Exception to be amended to include a request for a variance. He then moved to grant the application for a Special Exception pursuant to Section 1203.5 and for a Variance pursuant to Section 1920.16 subject to the conditions enumerated by Mr. Goodman, Zoning Hearing Board Solicitor. Ms. Bamford seconded the motion, which carried unanimously.

ADJOURNMENT

There being no further business before the Board, Mr. Metzger adjourned the meeting at 8:04 P.M.

Respectfully submitted,

Peggy D Hall

Peggy D. Hall, Secretary