

**MEETING MINUTES**  
**LANCASTER TOWNSHIP**  
**ZONING HEARING BOARD**

**November 25, 2014**

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

**MINUTES**

On a motion, the minutes from the October 28, 2014 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

**NEW BUSINESS**

1. Cellco Partnership DBA Verizon Wireless has applied for a Variance pursuant to Section 1604.7 and a Special Exception pursuant to Section 803.1 for the property located at 1234 Millersville Pike, Lancaster. The subject property is currently used as a shopping center and is zoned GC, consisting of 23.13 acres of land. Applicant wishes to build a communications tower on the property. Mr. Daniels was sworn in and testified that the notice and publication requirements have been met.

Mr. James M. Strong, Esq. presented the Application. Mr. Michael W. Davis, Esq. attended on behalf of the Enunciation Greek Orthodox Church, a neighboring property. Mr. Strong stated that the Applicant had leased a 1700 square foot parcel in an unused portion in a corner of the parking lot. On it, the Applicant would like to erect a ninety (90) foot tall monopole support structure with a five (5) foot tall lightning rod. Verizon Wireless proposes to install a communications equipment shelter (11.5' x16') within the facility which would be enclosed by an eight (8) foot high vinyl privacy fence. Utilities will be underground within a twenty (20) foot wide easement. A variance pursuant to Section 1604.7 is necessary because the required landscape screening would not be practical on a parking lot.

Mr. James T. Rogers, WAT, testified that he was hired as a site consultant. Within the search ring, there are no existing structures. The park was considered but eliminated due to title issues. This site therefore meets all the requirements and would solve a major capacity issue which could have impact on the health and safety of residents. Although only serviced every 4-6 weeks by an equipment person, the site would be continuously monitored and served by a battery backup with a generator for longer term use. An agreement is in place to remove the facility

within three months of disuse. In response to questions by Mr. Davis concerning the safety to the church's parishioners, Mr. Rogers explained that a pole would not fall but the top third would bend like a straw. Its design limits the possibility of large chunks of ice falling. Mr. Rogers also indicated that the Applicant could use Millersville Pike as an access rather than from Hershey Avenue, which may be a part of the church property. The applicant is willing to enhance the landscaping, or pay an amount so the church could landscape its property.

Mr. Kenneth Farrell of CMC Engineering testified that this use would still allow for adequate parking for the shopping center. Mr. Andrew M. Petersohn of dBM Engineering, did a Radio Frequency Design Analysis and testified as to why a tower is needed at this site. The tower would not be a hazard to air navigation, and no lighting would be required.

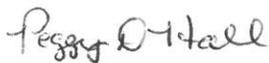
Mr. Strong summarized by stating that this is a good use on a good site to address the Applicant's objectives. The access can be relocated off Millersville Pike, and though it could be landscaped, doesn't believe that that would be the best option. The standards set forth in Section 803.1 have been met. Mr. Davis expressed his concerns about the safety of the parishioners but was pleased about the alternate access, and was not opposed to the tower but wants assurance that some screening would be in place. It was suggested that the parties meet to discuss landscaping possibilities.

Mr. Metzger moved to continue the hearing to the next scheduled meeting to be held on December 17, 2014. The record will remain open and the Board will render a Decision if possible at the December meeting, if not then at the January meeting. Ms. Bamford seconded the motion, which passed unanimously.

#### **ADJOURNMENT**

There being no further matters before the Board, the meeting was adjourned at 8:45 P.M. Due to the Holiday season the next meeting will be held on Wednesday, December 17, 2014 at 7:00 P.M.

Respectfully submitted,



Peggy D. Hall, Secretary