

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

**August 28, 2018**

Chairperson John W. Metzger called the meeting to order at 7:00 P.M. The following members were present: John W. Metzger, Peggy D. Hall, and alternate member Joseph C. LoCurto. Also in attendance was Joseph Kenneff, Esq., 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 February 27, 2018 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

**NEW BUSINESS**

1. New Cingular Wireless PCS, LLC, dba AT&T Mobility, has applied for a Special Exception pursuant to Chapter 280-703.3 for 900 E. King St., Lancaster, PA 17602 to allow for the installation of a communications tower on this property. They have also applied for Variances pursuant to Chapter 20-1604.6 and 280-1604.7 for the same property to allow the communications tower to be installed without the required fence, landscaping, and screening.

Mr. Daniels was sworn in and testified that the notice and publication requirements have been met. Mr. Christopher H. Schubert, Esq. represented the Applicant. AT&T Mobility would like to swap out an existing light pole located in the front of Conestoga View, a nursing home and physical rehabilitation facility, with a "small cell". This would be a decorative light pole with a small antenna about the size of a large coffee can on the top. The light would be functional. The radio equipment would be held within an equipment shroud placed 10 feet off the ground. The purpose of this small cell would be to off load some traffic from the macro site tower located in Grand View Heights.

Mr. Wolesslagle, a Site Acquisition Consultant, was sworn in and testified on behalf of the Applicant. He testified that this is a new design that he has seen used hundreds of times over the past five years. The pole would be located 70 feet off King Street and would have adequate screening, access and parking. He noted that AT&T would be amenable to reasonable conditions placed on this application.

Ms. Alyssa McHale, a Radio Frequency Engineer, was sworn in and testified. She described the antenna and its placement, stating that this represents the best option. The small cell is a low powered antenna which would offload coverage of the macro site for an area with a ¼ mile radius. The site would operate in compliance with all FCC regulations.

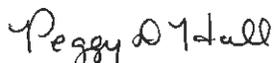
Mr. Dale Kellman is the Project Manager and was sworn in and testified. He stated that the disconnect switch would be located 6 feet off the ground, and the antenna at 10 feet. Locating the equipment at this height discourages interference from the public. A fence would not be required for safety and would interfere with the aesthetics of the stealth pole. As far as he is aware, none of the approximately 300 existing small cells have fencing or screening. Upon questioning from the Board, he testified that the small cells in Rehoboth Beach utilize locks on the equipment due to the amount of people around the cells. The small cells are remotely monitored.

Mr. Metzger made a motion that the Application of New Cingular Wireless, PCS, LLC, dba AT&T Mobility be granted for a Special Exception together with the Variances requested subject to the conditions enumerated by the township solicitor. These conditions include the condition that locks be installed on the disconnect switch and equipment cabinet, and that the fixture will be removed if it is no longer in use. Ms. Hall seconded the motion, which carried unanimously.

#### **ADJOURNMENT**

There be no further matters before the Board, Mr. Metzger adjourned the meeting at 8:00 P.M. The next regularly scheduled meeting of the Lancaster Township Zoning Hearing Board will be held on Tuesday, September 25, 2018 at 7:00 P.M.

Respectfully submitted,



Peggy D. Hall, Secretary