



Mr. Dorgan asked how large of an area will this cell site serve? Mr. Kellman noted approximately 1500-1800 feet radius.

Mr. Phaller asked about the type of transmission/receiving this facility will have. Mr. Oser responded it is an omni directional antenna with transmitting and receiving capabilities. 1.815-1.817 GH receiving and 1.951-1.953 GH transmitting. Mr. Phaller also suggested they provide a graphic plot for the Zoning Hearing Board presentation showing how this site matches with other sites and frequencies in the area.

Mr. Pinkerton noted the proposed location is on an existing pole between 2 parking stalls. He questioned how maintenance could be done if the parking lot is full. Mr. Kellman noted this should not be an issue because the maintenance could be done by using a ladder on the island. Mr. Pinkerton also questioned the response to Section 310-51.27 "will comply with reasonable maintenance requirements ...". Mr. Cowan apologized for the misleading response. He stated they will meet any local/state/federal requirements for maintenance.

Mr. Sandmeyer stated our Zoning ordinances is based on old tower facilities. He noted the applicant has addressed the Zoning criteria very well. He asked if these types of small cell sites are going to "pop up" throughout the Township. Janine Eisler stated they use signal strengths and weaknesses to evaluate their coverage areas and select sites that best address those issues.

There were no further questions or comments.

Motion Mr. Dorgan/ second Mr. Pinkerton to recommend approval of the Special Exception as presented. There were no public comments. Motion carried. Yes-4, No-0.

Motion Mr. Dorgan/ second Mr. Pinkerton to recommend approval of the 2 Variances as presented. There were no public comments. Motion carried. Yes-3, No-1 (Mr. Phaller).

Mr. Sandmeyer recommended that the Township consider addressing these small cell site facilities in the Zoning Ordinance.

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

ShIPLEY Energy: Preliminary and Final Land Development plan for a proposed catering facility at 1435 Spahn Avenue, located in the IP zone.

Mr. Sandmeyer recused himself from participating. Mr. Dorgan acted as Chairman. Scott DeBell from Site Design Concepts presented the plans. The property is 0.9 acres and currently is 96% covered by existing gravel. The new 6,000 sq.ft. building would be constructed for a catering company, preparing food mostly for off-site events and have a 900 sq.ft. all purpose room for occasional events with 60 seats.

Motion Mr. Pinkerton/second Mr. Phaller to recommend a waiver to Stormwater Manager, because the impervious area will be substantially reduced after development. There were no public comments. Motion carried. Yes-3, No-0.

Motion Mr. Pinkerton/ second Mr. Phaller to recommend approval of the plan with the following conditions:

1. Engineer's seal & signature
2. YAUFRR to review and provide comments on the access to the rear of the site.
3. YAUFRR to determine if an additional fire hydrant is needed

4. The plan should indicate if the proposed building is to be sprinklered
  5. Owner's notarized signature is required
  6. York County Conservation District approval of the erosion and sedimentation and control plan is required
  7. Approval of Stormwater Management
  8. DEP approval of planning modules is required
  9. Security for the required improvements shall be posted
- There were no public comments. Motion carried. Yes-3, No-0.

**OTHER BUSINESS:**

White Oaks & White Oaks Villas at Regents Glen: Mr. Sandmeyer asked what happened with the White Oaks plan that was presented to the Board of Commissioners in May. He noted that the Planning Commission had worked diligently with the developer over the last 2 years and he was surprised that it was not approved.

Commissioner Clark noted that there were 3 waivers requested to the plan – depth of stormwater pond, fence around the stormwater facility, and street tree relocation which were denied by the Board of Commissioners. There were other issues that the Board noted: lack of recreation space, no second entrance, length of culdesac and lot configurations; all of which they believed the plan needed to be tabled for further consideration by the developer.

With no further business to address, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,  
Linda S. Keller, Zoning Officer