

MINUTES OF
SPRING GARDEN TOWNSHIP PLANNING COMMISSION
July 7, 2020

CALL TO ORDER: The monthly meeting of the Spring Garden Township Planning Commission was held on Tuesday, July 7, 2020 via a Zoom virtual meeting. Robert Sandmeyer opened the meeting at 6:00 p.m.

Present: Robert Sandmeyer David Davidson, Jr., P.E., Township Engineer
Mike Dorgan Linda Keller, Zoning Officer
John Phaller
Jonathan Pinkerton There were 4 people in the audience
John DeHaas

PUBLIC COMMENT PERIOD: There were no public comments.

APPROVAL OF MINUTES: The minutes of the June 2, 2020 meeting were approved on motion Mr. Dorgan/second Mr. Phaller. There were no public comments. Motion carried. Yes-4, No-0.

ZONING APPLICATIONS: There was one zoning application to be considered.

#125-01-20: New Cingular Wireless PCS, dba AT&T Mobility has applied for a Variance to Section 310-9 of the Spring Garden Township Zoning Ordinance to construct a small cell antenna facility to be installed on a replaced steel light pole, situated in the parking lot of 910 S. Richland Avenue, York PA, owned by Evandale Crist Family LTD Partnership Rutter's. A Variance is also requested to the performance standards to Section 310-51.A(10) regarding setbacks, Section 310-52.A(11) regarding landscaping and Section 310-51.A(25) regarding fencing. The property is in the Commercial zone.

Christopher Schubert and Douglas Cowan, Raissa Simchek, and Michael Oser joined the meeting to present their application. Atty. Schubert explained this application was previously reviewed as a Special Exception with several Variances attached. In further review of the application and the fact that the property is in the Commercial zone, a Variance is now being requested.

A site plan and enhanced photographs of the site with a super-imposed light pole which would house the small cell antenna facility were presented. They propose to replace an existing light pole with a new, taller light pole with an antenna on top and electronics affixed at the lower part of the pole.

Atty. Schubert noted the need for this antenna facility is to provide capacity to an area that is currently deficient in coverage for wireless usage. It is designed to off-load capacity from the existing max sites. An area map was presented to show the areas in question.

The applicant will have a Radio Frequency Engineer testify at the Zoning Hearing that there will be no adverse effect or radio frequency interference as a result of this installation. They will also have a letter from the FAA that there will be no hazard to air navigation in this area.

Performance standards were discussed. There is no other place on the property for this antenna to be placed that would meet the 100' setback. They are also requesting that a fence not be required around a standard light pole, and that landscaping is also not necessary. All the other performance standards are met.

Mr. DeHaas asked how long it would take to see relief taken off the existing towers with this new antenna facility. Mr. Cowan said they would see immediate relief to the existing towers. Without this facility, it would only be another 6 months or so until the existing towers are at capacity.

Mr. Phaller asked what the transmitted signal power is. Atty. Schubert responded the ERE is 45 watts maximum power.

Mr. Davidson noted that the coverage maps were very helpful in seeing the areas that are spotty in coverage.

There were no further questions or comments.

Motion Mr. DeHaas/ second Mr. Dorgan to recommend approval of the Variance as requested. There were no public comments. Motion carried. Yes-5, No-0.

SUBDIVISION/LAND DEVELOPMENT PLANS:

None

OTHER BUSINESS:

With no further business to address, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,
Linda S. Keller, Zoning Officer