**ZONING HEARING BOARD**

**SOUTH LONDONDERRY TOWNSHIP**

**27 WEST MARKET STREET**

**PALMYRA, PA 17078**

**Meeting held at the Campbelltown Fire Company**

**April 29, 2021 7:00 PM**

**Opening Ceremonies-** The meeting was called to order at 7:00 PM by Manager Eberly followed by the Pledge of Allegiance.

**The following members were present:**

John Horstick, Chairman

Jeremiah Harris, Vice Chairman

Travis Aughenbaugh, Member

Richard Druby, Solicitor

**Township Representatives present:**

John Eberly, Township Manager

Frank Chlebnikow, Zoning Officer (Rettew)

**Reorganization:**

A motion was made by Aughenbaugh, seconded by Harris to nominate Horstick as Chairman of the Zoning Hearing Board. Motion carried.

A motion was made by Aughenbaugh, seconded by Horstick to nominate Harris as Vice Chairman of the Zoning Hearing Board. Motion carried.

**Approval of Minutes:** A motion was made by Harris, seconded by Aughenbaugh to approve the minutes from the November 18, 2020 Zoning Hearing Board meeting. Motion carried.

**Public Comment:** None

**New Business:**

**Case 01-2021** - The Zoning Hearing Board will meet to consider the Application of Cellco Partnership d/b/a Verizon Wireless, with regard to property located 777 Lingle Avenue, Palmyra, South Londonderry Township, Lebanon County. The property is located in the Low Density Residential (LDR) Zoning District, the Airport Safety Zone, and is in the Flood Plain under Ordinance #220. The Applicant requests (i) variances in Section 210.B. and 436.A. of the Zoning Ordinance to construct a 120’ monopole having an overall height of 125’ factoring in a 5’ lightning rod and associated improvements and equipment including an 11’ x 19’ elevated steel platform, equipment cabinets, generator, cable ice bridge, access stairs, meter bank, charles cube, utility board and a 8’ chain link fence in the Low Density Residential (LDR) Zoning District; (ii) a variance from Section 436.K.A. of the Ordinance to allow the facility to be setback less than 500’ from the LDR Zoning District ( minimum 500’ required; 0’ requested); and (iii) a variance from Section 436.K.B. of the Ordinance to allow the facility to be setback less than 500’ from the nearest property line of any existing residence (minimum 500’ required; 277’ requested); and (iv) a variance from Section 301.F of the Ordinance to waive the requirement that the entire length and width of the access drive be maintained with a paved surface. The Board will hear any other requests for relief relative to the proposed Application at this time.

Williams provided background of the Verizon Cell Tower variance request and requested the Zoning Hearing Board approve their request for a continuance along with the waiver of time periods. This would allow Verizon representatives to review the proposal and answer questions of residents immediately following the adjournment of tonight’s Zoning Hearing Meeting.

A motion was made by Harris, seconded by Aughenbaugh to approve the continuance the Zoning Hearing Meeting along with the waiver of time periods. Motion carried.

Druby reviewed the topic of ‘party status’ and requested individuals wishing to speak at the next scheduled Verizon Cell Tower Zoning Hearing Board meeting complete and submit these forms to him to compile/evaluate.

With no more business to discuss, Harris made a motion to adjourn the meeting at 7:31PM, seconded by Aughenbaugh. Motion carried.

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John Eberly, South Londonderry Township, Manager