

**ZONING HEARING BOARD
MEETING MINUTES
SOUTH LONDONDERRY TOWNSHIP
27 WEST MARKET STREET
PALMYRA, PA 17078**

February 29, 2024

7:00 PM

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

The following members were present:

John Horstick, Chairman
Richard Druby, Solicitor

Travis Aughenbaugh, Member
Jeremiah Harris, Vice Chairman

Township Representatives present:

Richie Deibert, Assistant Township Manager
Frank Chlebnikow, Zoning Officer (Rettew)

Public In Attendance:

Ralph Moyer	Doug Moyer	Jamie Blauch	Sarah Misner
Mark Houser	Dan Darkes	Mathew Groubart	Andrew Peterson
Patricia Steely	Prestige Legacy Partners		Mike McKoin

Reorganization Meeting:

A nomination was made by Harris, seconded by Aughenbaugh to nominate John Horstick Chair. Motion carried.

A nomination was made by Horstick seconded by Aughenbaugh to nominate Jeremiah Harris Vice Chair. Motion carried.

Approval of Minutes: A Motion was made by Harris, seconded by Aughenbaugh, to approve November 9, 2023 meeting minutes. Motion carried.

Public Comment:

Patricia Stelly inquired about speaking during the public comment period. Solicitor Druby explained that it would be best to save comments until after the applicant presented their case at a future meeting.

Mike McKoin inquired about the duration of the FAA review and scheduling the next hearing.

New Business:

Case 01-2024: The Zoning Hearing Board met to consider the application of Cellco Partnership d/b/a Verizon Wireless, with regard to the property located at 798 Airport Road, Palmyra, South Londonderry Township, Lebanon County. The property is located in the Light Industrial (LI) Zoning District. The Applicant seeks the following relief:

- (a) a special exception pursuant to Section 436.A to allow Applicant to construct an 123' monopole having an overall height of 128' factoring in the height of a 5' lightning rod and associated improvements and equipment including a 4' x 11' concrete pad with equipment cabinets, 4' x 8' concrete pad with outdoor generator, utility frame, meter bank, cable ice bridge and a 6' chain link fence with barbed wire;
- (b) a variance from Section 436.D.7 to allow the proposed monopole to be setback a distance less than fifty percent (50%) of its height from adjoining property lines (64' required; 43' proposed - northeastern property line; 55' southeastern property line; 43' northwestern property line; and 58' southwestern property line requested);
- (c) a variance from Section 301.F to waive the requirement that the access drive be paved for its entire length; and
- (d) a variance from Section 436.F.10 to waive landscaping requirements.

Richard Williams from Hourigan, Kluger and Quinn represented Cellco Partners in this case. Mr. Williams requested a continuance due to property and deed issues, FAA review duration, and plan revisions. Mr. Williams also waived any time limitations and agreed to pay for additional advertisements.

A motion was made by Harris, seconded by Aughenbaugh to grant the continuance. Motion carried.

A motion was made by Harris, seconded by Aughenbaugh, to adjourn the meeting. Motion carried.

With no more business to discuss, Horstick adjourned the meeting at 7:14 PM.

Richie Deibert, Assistant Manager, South Londonderry Township