

**EAST DONEGAL TOWNSHIP PLANNING COMMISSION**  
**JANUARY 9, 2014**

Time: 6:30 P.M.\_

Place: Township Building

Attending Members: Engle, Guinivan, LaBuda, Kling, Johnstin and Brubaker

Township Supervisors: Allen Esbenshade, Dennis Drager and John Murphy

Township Staff: Jeffrey Butler, Township Manager

Other Attendance as attached.\_

The meeting was called to order at 7:00 p.m. by Chairman, Charles Engle.

Mr. Engle announced there was one Agenda Item and one Briefing Item on the agenda for this meeting.

**NO PUBLIC COMMENT**

By motion from Mr. Guinivan and seconded by Mr. Brubaker, the December 5, 2013 meeting minutes were approved. Motion carried unanimously.

**AGENDA ITEMS**

- 1. Conditional Use Application – Cellco Partnership d/b/a Verizon Wireless –**  
Construction of Commercial Communications Tower – 331 Anderson Ferry Road –  
Zoned A – Agricultural

Mr. James Strong, representing the applicant, was present to discuss this application for conditional use to permit the construction of a commercial communications tower facility at 331 Anderson Ferry Road. The property on which the tower is to be placed is owned by the Congregational Bible Church. The tower is proposed to be placed on the eastern portion of the church's property, between the access drive from Ore Mine Road and the PPL property to the south.

Mr. Strong indicated that the applicant will be utilizing a 100' X 100' lease area for the tower facility. A 50' X 50' area will be fenced and provided a landscape screen.

The proposed tower would be 190' in height and would be a monopole structure.

There was general discussion regarding the need for the tower at this location. The applicant presented a map indicating the current and expected service improvements

that would result from the addition of the tower.

The applicant discussed the construction of the tower structure that addresses potential tower failure and collapse. The design provides for failure, if it occurs, to occur toward the middle of the tower and allows for the structure to “fold” instead of falling directly to the ground. The design is used in other areas where telecommunication towers are located next to electrical transmission lines.

The applicant indicated that removal of existing trees located along the church’s access drive for the construction of a gravel drive to the tower site would be minimalized.

**A motion by Mr. Guinivan, seconded by Mr. Kling, to recommend approval of the conditional use as requested, was approved 6-0.**

### **BRIEFING ITEMS**

- 1. Final Subdivision Plan for The Reserve at Union School, Phase III – William Swiernik, David Miller/Associates, Inc. – Zoned R1 – Low Density Residential**

Mr. William Sweirnik and Mr. Frank Provanzo, project developer, were present to discuss this application for final subdivision plan to create 33 single family residential lots. This plan represents the last phase of the Reserve at Union School development.

A portion of the overall Reserve at Union School development is located in Mount Joy Borough. However, phase 3 is located entirely within East Donegal Township. Mr. Sweirnik indicated that the applicant has requested Mount Joy Borough to defer the approval of phase 3 to East Donegal Township. No action has been taken by the Borough on the request.

There was brief discussion regarding any landscape screening that may be proposed along the development edge adjacent to active agricultural land. It was stated that the only landscaping provided by the developer will be street trees.

**NO TAKEN WAS TAKEN**

### **OTHER BUSINESS**

On a motion of Mr. Brubaker, seconded by Mr. Johnstin, the Planning Commission re-appointed Mr. Engle as Chairman and Mr. Guinivan as Vice-Chairman.

The meeting ended at 7:02 PM on a motion by Mr. Brubaker, seconded by Mr. Johnstin.

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Respectfully Submitted,  
Jeffrey L. Butler, Township Manager

THE NEXT MEETING OF THE PLANNING COMMISSION  
WILL BE HELD FEBRUARY 6, 2014 AT 6:30 P.M.