

**Minutes of the Regular Meeting of the
PALMYRA BOROUGH PLANNING COMMISSION**

Wednesday May 6, 2015

Jim Hartman called the meeting to order at 7:00 p.m. in the Council Chambers of the Palmyra Municipal Building, 325 S. Railroad Street, Palmyra, PA, 17078.

Attendance: Jim Hartman, Steve Ricker, Joe Templin, and Gretchen Van Scyoc were present. Borough Manager Roger Powl and Frank Chlebnikow of Rettew Associates were also present. Mark Smith was absent.

Approval of Minutes:

A **Motion** was made by Steve Ricker, seconded by Joe Templin, to approve the March 4, 2015 meeting minutes as written. **Motion Carried.**

Public Comment: None

Action & Discussion Items:

1. Londonderry Apartments Preliminary/Final Land Development Plan: (810-812 S. College Street)

Lee Engle of Yingst Engineers and Mike Blouch were present. Chairman Hartman explained that due to the late submission of updated materials, the Planning Commission could not comment or take action on the plan at this evening's meeting. Mr. Engle explained that he understood and provided the following update. He explained that a complete survey of the property has been completed, which revealed some slight grading changes, which resulted in the shapes of some of the contours shifting, and the stormwater detention basin layout being revised. Mr. Lee explained that all of the other features on the plan (building, parking lot, etc.) remain unchanged with the exception of one parking space being eliminated. Mr. Lee explained that the revised plan satisfies all initial review comments from Rettew, Borough Solicitor, and Lebanon County Planning Department. He feels the plan will be ready for discussion and action at the June 3rd meeting.

Steve Ricker asked if the survey revealed existing survey pins, and Jim Hartman explained that the pins shown on the plan marked "FD" mean that existing pins were found, and the pin locations marked with "SET" means that new 3/4" rebar survey pins will be set at the locations indicated.

Mr. Hartman requested Rettew require the developer to include a survey certification signature block on the cover page of the plan that is to be signed by the certifying surveyor.

A **Motion** was made by Jim Hartman, seconded by Steve Ricker, to make a recommendation to Borough Council to accept from the developer a 90-day extension of time from June 2, 2015 to September 2, 2015 for the review of the Londonderry Apartments Preliminary/Final Land Development Plan. **Motion carried.**

Communications: None.

Other Business:

1. Mr. Ricker asked for an update on the construction of the new Sheetz store. Mr. Powl explained that the phase of construction is that when the new store is completed, the old store will be demolished along with replacement of the underground storage tanks and fuel pumps so, Sheetz will be unable to sell fuel for a period of several weeks. Mr. Chlebnikow stated that usually when Sheetz cannot sell fuel they will offer free coffee and/or other items to keep people coming into their store. Mr. Templin asked why concrete was poured from the curb out into the public right-of-way and Mr. Chlebnikow explained that the

Other Business: (continued)

concrete may have been a requirement by PennDot for the Highway Occupancy Permit to protect underground facilities or to match an adjacent paved surface with like materials, etc.

2. Mr. Ricker asked for an update on the status of the cell tower proposed for installation at the northeast corner of W. Main Street and N. Lingle Ave. Mr. Powl explained that Derry Township filed an appeal today at the Lebanon County Court of Common Pleas to the deemed approval notice posted on the property as required by Shenandoah Communications a few weeks earlier. Mr. Ricker asked what type of tower is being proposed and Mr. Powl explained that a standard 125-foot mono-pole cell tower is being proposed. Mr. Hartman inquired if the Zoning Hearing Board will be replacing their Solicitor, Tom Harlan of Henry & Beaver, due to him missing the 45-day deadline to prepare the written decision and Mr. Powl explained that Borough Council has made the request to Chairman Tyndall to strongly consider making a change and Mr. Tyndall is supposed to discuss the situation with Solicitor Harlan but, Mr. Powl is unsure if a change will be made or not at this time. Mr. Ricker expressed concern for the neighbors immediately adjacent to the cell tower property, and Mr. Powl explained that the lack of required setbacks is what sent the application to the Zoning Hearing Board for variances in the first place. Mr. Powl explained that the Borough can do nothing in this appeal process because the Borough supported the original application, whereas, Derry Township was a party to the hearing so, they are legally able to file the appeal of the deemed approval. The Township is opposed to the tower because they feel it will ruin plans they have for a gateway type park on the northwest corner welcoming tourists to Derry Township and directing them to the tourist attractions. Mr. Ricker inquired how much money the Borough will receive through the lease for the cell tower and Mr. Powl responded that the first year is set at \$12,000 per year and there is a 3% per year escalator clause for each following year, and there would be additional money if a Sprint competitor also locates their antennas on the tower. Mr. Ricker expressed that he feels the Palmyra Pool would be a better location for the tower and Mr. Powl explained that the Borough was the last chance for Sprint to add a tower location in the area because everyone else had turned them down in the areas that their engineers determined expanded capacity was necessary.
3. Frank Chlebnikow explained that Lauren Zumbrun recently left Rettew to accept a position with Derry Township. Mr. Chlebnikow introduced himself to the Planning Commission and explained that he will be reviewing plans and attending the Planning Commission meetings from this point forward. He explained that he started as a zoning officer with Lower Paxton Twp, worked several years with the Regional Planning Commission, chairs the Susquehanna Twp Planning Commission where he lives, and has been with Rettew for the past 15-years. He looks forward to serving the Borough.

Adjournment:

A **Motion** was made by Steve Ricker, seconded by Gretchen Van Scyoc, to adjourn the meeting at 7:36 p.m.
Motion carried.

Respectfully Submitted,

Roger E. Powl
Borough Manager