

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

Wednesday September 7, 2016

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, Gretchen Van Scyoc, and Borough Manager Roger Powl were present. Mark Smith was absent.

Public Comment: None

Approval of Minutes:

A **Motion** was made by Steve Ricker, seconded by Gretchen Van Scyoc, to approve the April 6, 2016 meeting minutes as written. **Motion Carried.**

Action & Discussion Items:

1. 2017 Meeting Schedule:

The Planning Commission discussed the meeting schedule for 2017 and decided to continue meeting the first Wednesday of each month during 2017.

2. Wireless Communications Facilities Ordinance for “Distributed Antenna Systems”:

The Planning Commission discussed an article provided by Mr. Powl titled “Small Cell Tower Issues: Development of Small Cell Technology” from the July 2016 edition of the Borough News magazine. The Planning Commission discussed the sample ordinance language from Warwick Township previously provided by the Borough Solicitor. Mr. Ricker asked if the Borough Engineer had reviewed the sample language and Mr. Powl and Mr. Hartman explained that Mr. Chlebnikow of Rettew had reviewed the sample language and found it to be a “refreshing alternative” to the wordy and complex language being offered by the Cohen Law Group model ordinance. Ms. Van Scyoc asked if this would be prepared and advertised as a separate ordinance and Mr. Powl explained that it would be prepared and advertised as an amendment to the existing Palmyra Zoning Ordinance, and after it is enacted by Borough Council, it will be sent to General Code Publishers who will codify the language into the existing Zoning Ordinance. The Planning Commission discussed similar ordinance amendment efforts in Hummelstown Borough and Derry Township. Mr. Templin explained that he was informed that the small cell companies are shying away from using existing telephone poles due to their age and potential lack of structural strength so, they are looking to existing buildings, water towers, or installing new poles to support the antenna arrays. The Planning Commission was in agreement to forward their recommendation to Borough Council to proceed with the ordinance update in order to allow Council to approve the expense for the Solicitor to revise the ordinance and return the draft ordinance to the Planning Commission for final review and recommendation to Borough Council to enact the amendment to the Palmyra Zoning Ordinance.

A **Motion** was made by Gretchen Van Scyoc, seconded by Steve Ricker, to make a recommendation to Borough Council to authorize the Borough Solicitor to prepare a draft ordinance using the Warwick Township sample ordinance language as a template to create an ordinance to amend the Palmyra Zoning Ordinance concerning regulation of small cell towers. **Motion Carried.**

Communications: None.

Other Business:

1. Mr. Hartman commended Mr. Powl for the detail he provides in the minutes and polled the Planning Commission members to determine if the level of detail is what the Commission members desire. After a brief discussion it was agreed, from a future reference standpoint, that Mr. Powl should continue to write the minutes as he has.
2. In response to Mr. Ricker's desire to relocate the cell tower from where it is currently being considered on Borough owned property at 843 W. Main Street to the Palmyra Community Pool property along Park Drive, Mr. Templin explained that he was also informed that a cell tower company would likely try to locate a large cell tower to the highest point in the area so, the Pool property may not be suited for the tower. Ms. Van Scyoc mentioned that a cell tower was proposed at the Pool property in the past and was protested by local residents lead by Kevin Bashore.

Adjournment:

A **Motion** was made by Steve Ricker, seconded by Joe Templin, to adjourn the meeting at 7:31 p.m. **Motion carried.**

Respectfully Submitted,

Roger E. Powl
Borough Manager