

NEWBERRY TOWNSHIP

PLANNING COMMISSION MINUTES

On Monday, November 14, 2022 at 6:00 PM, the meeting of the Newberry Township Planning Committee was called to order by Chairman David Parsons.

Members Present: David Parsons
 Dale Jackson
 James Alexander
 David Kirkpatrick
 Jeffry Holland
 Tyler Yost

Members Absent: Toni Sharp

Approval of Minutes

On a Motion by Dale Jackson, seconded by Jeffry Holland, the Minutes from the October 11, 2022 meeting were approved. Motion to approve Minutes passed by a 6-0 vote.

Reports

None

Old Business

None

New Business

David Parsons reported that applications are available for Planning Commission opening on the Newberry Township website.

Conditional Use

Cellco Partnership – Verizon Wireless

A Conditional Use Plan and Conditional Use Application Narrative were presented by James Strong of McNees, Wallace and Nurick. The plan shows a 153 foot mono pole communications tower with 5 foot lightning rod being constructed for Verizon Wireless at 3000 Grandview Drive. On September 26, 2022, the Zoning Hearing Board granted a variance from Section 525.15 (3), distance from nearest property line for location of the communications tower.

The proposed facility will be a fully automated and unmanned. Emergency power will be provided by battery backup and generator with a 203 gallon integrated fuel tank. Noise produced by the generator will be equivalent to a residential window air conditioner.

Brian Grebis with dBm Engineering was on hand to explain the lack of cell phone coverage in the area of the proposed tower. Others on hand representing Cellco Partnership were Jim Rodgers and Alek Fahey. A five year lease with 4 – 5 year options to extend will be executed between Cellco Partnership and property owner. The applicant shall be responsible for the removal of the facility within 3 months from the date the applicant ceases use of the facility or the facility becomes obsolete.

On a motion by Jeffry Holland, with a second by David Kirkpatrick, a recommendation was made to send to Supervisors conditioned on the November 9, 2022 Pennoni Memorandum and above comments provided by Planning Committee members. The motion was approved by a 6-0 vote.

Subdivision Plan

None

Land Development

None

Adjournment

On a Motion by David Kirkpatrick, seconded by Dale Jackson, the meeting was adjourned at 7:00 PM by a 6-0 vote.