

**WEST DEER TOWNSHIP PLANNING COMMISSION MINUTES
JULY 22, 2021 (Live and Via Zoom)**

The Meeting was called to order with the following members in attendance:
John Butala, Patrick Stark, Alan Banks, Kathy Rojik and Mark Schmidt

Absent Members: Suzanne Garlena, Robert Bechtold

Other Attendees: William Payne (Code Enforcement Officer)
Sandi Nelko (Shoup Engineering)
Chris Voltz (Solicitor)
Dorothy Moyta (Zoning & Planning Administrator)

Applicant Presenters:
Dave Hennon, 41A Blue Row, Elevated Properties (absent)

Outline and Order of Meeting

1. Approval of June Minutes
2. Cell Tower: 41A Blue Row: Elevated Properties
3. Public Discussion

Approval of Meeting Minutes

The June Minutes were unanimously approved.

Cell Tower – 41 A Blue Row – Elevated Properties

Mr. Hennon was not present at the meeting. New submittals included Certificate of Liability Insurance, Sabre Industries Structural Design Report, Landscape Plans, Extension/ Waiver of all Procedural Time Requirements, Proof of Notification Letters to nearby properties, and a 3 page answers letter to Shoup Engineering comment date 7.16.2021. Comments were as follows:

1. Josh Weigand asked whether Elevated Properties would add a repeater to the tower to cover emergency calls. Russellton is in a valley and the current coverage is not good.
2. Mr. Stark asked whether the repeater would need to be installed initially or if it could be added later.
3. Mr. Payne said that it's like an antennae that could be added on to later.
4. Josh Weigand said that the County leases space on the cell towers.

5. Mr. Banks said that would like to see another landscape plan with construction details, plant materials, warranties, and deer resistant plantings.
6. Josh Wegand said that the bandwidth is 470 mega hertz. The County controls bandwidth – he will reach out to them.
7. Mr. Voltz said that Elevated properties must comply with all zoning ordinances and meet insurance requirements per Township Ordinances.

A motion was made by Mr. Stark and seconded by Mr. Banks to approve the Conditional Use recommendations for the Blue Row cell Tower. The motion was unanimously approved. The final Conditions are as follows:

1. Provide insurance coverage per Township ordinances.
2. Developer shall make provisions to install repeater to meet requirements for emergency services.
3. Landscape plan shall be reviewed during Land Development. Recommendation is for a professional prepared plan with more detailed design details, deer resistant materials, and warranties.

Workshop discussion:

Les Bennet of 303 Luke Ct.: He is on the HOA Board for Steeplechase and is following the developments of the Gas Wells for Steeplechase.

The August meeting will be on August 26, 2021. It will be conducted both in person and via Zoom. The meeting link will be posted on the web site.