

## Planning Commission Meeting Minutes

Monday, June 9, 2025

7:00 p.m.

Chairman Pam Shellenberger called the meeting to order on Monday, June 9, 2025 at 7:00 p.m. Chairman Shellenberger led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Pam Shellenberger, Keith Hoover, Joe Hrapchak, Jared Texter  
Members Absent: Martin Peak, Dan Fisher, Josh Wenzel  
Staff Present: Nate Taggart, Adrienne Kautz,  
Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from the May 12, 2025 – Chairman Shellenberger entertained a motion to approve the May 12, 2025 Planning Commission meeting minutes. Jared Texter made a motion to approve, Joe Hrapchak seconded the motion, and it carried unanimously.

### New Business

Briefing Item – Final Land Development Plan for Cellco Partnership at 425 Shultz Road – The applicant is proposing to construct a cell tower at 425 Shultz Road, Washington Boro, PA 17582. The property is located in the Village Zone.

Requested Modifications include: 388-20.G. (Existing Lot Line Markers) & 388.42.E.2, 42.F, 42.K, and 42.L (Perimeter Street Reconstruction).

Richard Williams, the Attorney with Verizon, was in attendance to present the plan. Verizon is proposing a 103 foot tower with an overall height of 106 feet factoring a height of a lightning rod. In addition, there would also be some ground equipment to be placed at the base of the tower. Mr. Williams was granted a use variance by the Zoning Hearing Board last March for this project.

Mr. Hrapchak asked if the property is vacant. Mr. Taggart stated there is a residence on the property.

Mrs. Shellenberger asked for clarity on how much land the applicant is leasing for the project. The applicant stated that they are only leasing a 50 x 50 area to fit all components of the project.

Jared Texter made a motion to move the Final Land Development Plan for Cellco Partnership at 425 Shultz Road from a briefing to an action item. Joe Hrapchak seconded the motion, and the motion carried unanimously.

Jared Texter made a motion to recommend to the Board of Supervisors to conditionally approve the requested modifications for the Final Land Development Plan for Cellco Partnership at 425 Shultz Road based on the justification and alternative provided and subject to the Rettew review letter dated June 6, 2025. Keith Hoover seconded the motion, and the motion carried unanimously.

Jared Texter made a motion to recommend to the Board of Supervisors to conditionally approve the Final Land Development Plan for Cellco Partnership at 425 Shultz Road based on the justification and alternative provided and subject to the Rettew review letter dated June 6, 2025. Joe Hrapchak seconded the motion, and the motion carried unanimously.

**Public comment:**

No Public Comment

**Adjourn**

With no further business to discuss, Keith Hoover motioned to adjourn the meeting. The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

**Keith Hoover**  
Secretary

Recording Secretary, Adrienne Kautz