

Board Approved: November 28, 2016

Union Township Board of Supervisors  
Public Hearing on Proposed Zoning Amendment  
October 24, 2016

The Board of Supervisors Public Hearing was called to order at 6:30 pm by Chairperson Deborah Sargent. The hearing was held at the Union Township Municipal Building, 3904 Finleyville-Eirama Road, Finleyville, PA. Board Members in attendance were Deborah Sargent, Larry Spahr, Paul Chasko, Charles Trax and Heather Daerr.

Also in attendance Gary Sweat, Solicitor, Harold Ivery Jr., Zoning /Code Enforcement Officer, Judith Taylor—Treasurer-Asst. Secretary.

A stenographer was in attendance and a transcript of the proceeding will be provided.

Mr. Sweat opened the hearing at 6:35 p.m. by announcing the purpose of the hearing to be on an amendment to the Township zoning ordinance dealing with commercial communication towers. He announced that the hearing was advertised in the Observer-Reporter on October 10 and October 17, 2016 and the newspaper proof of advertisement will be Exhibit #1. The draft of the Ordinance was on file at the law library, newspaper office and at the Township office for review by interested citizens.

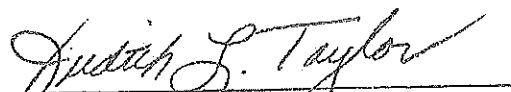
Mr. Ivery was sworn to give evidence that the amendment addressed an application to establish a communication tower in the Township right-of-way. Although the proposed location of the tower was determined to be on private property, out of the Township right-of way, the current ordinance would have permitted an automatic approval of the construction as a public use. The amendment would require construction of commercial communications towers to require application for a conditional use, subject to height restrictions, lighting requirements, fencing, and other conditions as required.

Mr. Ivery reported that the Union Township Planning Commission had reviewed the proposed amendment at their meeting on September 22, 2016 and had issued a recommendation to the Board to approve the zoning ordinance change. Mr. Spahr confirmed with Mr. Ivery that the amendment called for such construction to be a conditional use in the future.

No other individuals present gave testimony. Ms. Sargent closed the testimony portion of the hearing.

**Motion** to amend Chapter 280, Section 102(26), Public Utility Installation; and Chapter 280, Section 108, Height Exceptions, in the Union Township Code  
Motion by Deborah Sargent, Second by Heather Daerr  
Roll Call Vote: Spahr-yes, Trax-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Ms. Sargent closed the hearing at 6:45 p.m.

  
Judith L. Taylor, Asst. Secretary