

MINUTES OF THE PLANNING AND ZONING COMMISSION

Chairperson Randy Reavis called the meeting of the Planning and Zoning Commission to order at 7:04 p.m. on January 21, 2020.

ROLL CALL: Stewart P , Bair A , Adams A , Adelberg P , Duke A , McGriff P .

Also in Attendance: Tyler Avis

APPROVAL OF MINUTES FROM May 14, 2019: Stewart made a motion to approve the minutes. McGriff seconded the motion. Motion passed unanimously.

APPROVAL OF AGENDA: Chairperson Reavis recommended moving forward with item #2 on the agenda, unanimous consent was given to skip item #1.

COMMUNICATIONS: Mr. Avis explained that there had been 6 phone calls received from adjoining property owners requesting the Commission recommend disapproval of the request.

OLD BUSINESS: None

NEW BUSINESS:

1. Review an application from Jim & Darlis Hawkins of 2006 Jewel Drive to request the Commission to make a recommendation to the Board of Adjustment to approve the construction of a telecommunication tower at 2006 Jewel Drive. The telecommunication tower is intended to be utilized for private use and not general broadcasting.

Chairperson Reavis requested staff for an explanation of the proposal. Mr. Avis read the memo as it was written.

Chairperson Reavis requested an explanation as for the requirements of the meeting. Mr. Avis explained that all telecommunication towers must be issued a special-use permit before being granted a building permit to be constructed. The special-use permit process requires the Commission to make a recommendation to the Board of Adjustment on approval, of which the Board has the final decision.

Ms. Adelberg discussed how she was having issues trying to picture where it would be placed on the property. A map was brought to the screen and then it was explained where the proposed tower would be placed, which was on the East side of the lot. Ms. Adelberg also said she was concerned with the rated wind speed of the proposed pole and Mr. Avis explained that the pole would need to meet local building codes if the special-use permit is granted.

Chairperson Reavis asked if there was anyone willing to speak for or against the proposal.

Karen Schmidt of 1949, and speaking on behalf of the homeowners association, stated that she and the association are opposed to the tower being constructed.

Mr. Stewart requested confirmation that such a structure does require approval from the association and is written in the covenants.

Dave VanderLinden, the developer of the subdivision, stated that the association applies to the lots within the center of the subdivision. He stated that he discussed with representatives of 20 of the 28 surrounding lots, and they all expressed they were opposed to the request.

Jim Hawkins stated that he believed the peak of the tower would not be taller than the house, and only two properties would relatively be able to see the tower, being those directly adjoining the property.

James (K), the potential purchaser of the property, explained his interest in the tower, being that he is a HAM radio operator and it is a loved hobby of his. He continued to explain that the tower is more like a pole, similar to a flag pole than a tower itself, and really should be considered an antenna with a diameter of only 1 1/2 inches.

Ms. McGriff was curious to know if there were other options that could work vs having to install a 25+ foot tall antenna, particularly if something could be mounted to the roof of the home.

James (K), stated that could be an alternative, but that the ability to receive radio reception would be diminished.

Chairperson Reavis was curious to know if the antenna was closer to the house vs out in the yard near the end of the lot was a possibility.

James K, stated that would be something he would entertain. He was curious to know if this property was not subject to the HOA covenants wince it is on the perimeter of the development.

Dave VanderLinden confirmed that it is not.

Paul Koplin of 1960 Jewel Dr stated he had concerns about if this antenna could affect wireless capabilities since nothing concrete has been found to firmly state it wouldn't.

James K. stated that this antenna would only transmit about 100 watts of signal, and at that low of a rating, it would be very unlikely that any reception would be affected by it.

Matt Miller of 1968 Jewel Dr stated that he is opposed to the tower as he is a musical instrument enthusiast, and that he is concerned that the frequencies used could affect his equipment.

Ms. Adelberg made a motion for the Planning and Zoning Commission to make a recommendation to disprove the special-use permit to the Board of Adjustment for a telecommunications tower at 2006 Jewel Dr. Stewart seconded the motion.

The roll call votes were as follows,

Reavis Yes. Adelberg Yes. Stewart Yes. McGriff Yes. Motion passed unanimously.

2. Election of Officers– Chair, Vice Chair, and Secretary to be decided at first meeting of the year.

Election of Chairperson: Mr. Stewart nominated Mr. Reavis. Ms. Adelberg seconded the motion, Motion passed unanimously.

Election of Vice-Chairperson: Mr. Reavis nominated Mr. Stewart. Ms. McGriff seconded the motion. Motion passed unanimously.

INQUIRIES: None

ADJOURN: Reavis moved that the meeting be adjourned. Stewart seconded the motion. Motion passed unanimously. Meeting was adjourned at 7:38 p.m.

ATTEST: 

RANDY REAVIS, CHAIRPERSON

SECRETARY