

**City of Zion
Planning and Zoning Commission**

Juanita Winfrey, Chairperson

Jim Bowman

Howard Burkemper

Ernest Isley

Bruce Quinn

Gerald Riley

Madeline Santana

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, March 3, 2016, 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
Acting Chairman Isley called the meeting to order at 7:00pm.

- Attendance
Present: Jim Bowman; Bruce Quinn, Gerald Riley, Madeline Santana, Ernest Isley.

Also present: Richard Ianson, Director of Building & Zoning, City of Zion, Paula Randall, Attorney, City of Zion.

Absent: Howard Burkemper (Excused), Juanita Winfrey (Excused)

- Approval of Agenda
It was motioned by Mr. Bowman and seconded by Mr. Quinn to approve the agenda as presented.

Vote: Jim Bowman, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Ernest Isley, aye. Motion passes.

- Approval of Meeting Minutes from February 4, 2016
It was motioned by Mr. Bowman and seconded by Mr. Quinn to approve the meeting minutes as stated.

Vote: Jim Bowman, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Ernest Isley, aye. Motion passes.

At this time, Acting Chairman Isley swore in all audience members that would be speaking towards any of the dockets.

II. Public Hearings/Swearing In

1. Docket 16-Z-3

Petitioner: Derek McGrew, Authorized Agent for T-Mobile and PI Tower Development, LLC

Request: Seeking a Special Use Permit for a wireless communications facility including 100' monopole with 5' lightning rod, fence and associated ground equipment and utilities located at 3341 Sheridan Road

2. Docket 16-Z-4

Petitioner: Derek McGrew, Authorized Agent for T-Mobile and PI Tower Development, LLC

Request: Seeking a Variance from Section 102-404 (b) of the Municipal Code for height of cell tower at 3341 Sheridan Road.

Attorney Randall asked the Petitioner if he had any objection to the Commission considering both dockets simultaneously. The Petitioner stated he did not object.

Director Ianson stated that drawings have been presented for review and everything seems in place. The only thing that is missing is the Public Safety Telecommunications Study. Director Ianson also added they are proposing a grey steel monopole.

Derek McGrew, 103 Wilshire Court, Noblesville IN stated that he is representing Parallel Telecomm and T-Mobile. He stated that he searches sites in areas to fill coverage holes. He stated that the area next to Piggly Wiggly has been identified as a coverage hole. Mr. McGrew stated that they have considered other sites but for different reasons they fell through. He stated that they meet the setbacks but not the height restriction. He also added that he would ask for a height variance for any site in the city in order to get the height that a carrier would need.

Mr. Bowman asked Mr. McGrew if he would ask for a variance anywhere in Zion. Mr. McGrew stated yes. Mr. Bowman asked Director Ianson if the height restriction needs to be changed. Director Ianson stated that the way the ordinance reads the height can't exceed 50% of the height allowed in the district. Mr. McGrew added that every district in the City has a height restriction of 35 feet and 50% of that would be 17.5 feet. Mr. Bowman asked Director Ianson for clarification of his answer. Director Ianson stated that this gives the Commission an opportunity to address each one individually. Mr. Bowman asked if this is a taxable project. Director Ianson stated that he is not sure. Mr. McGrew stated that typically the structure on the ground is what is assessed.

Mr. Quinn stated that the elevation at the site seems quite low. Mr. McGrew stated that the location is more important than height. Mr. McGrew gave an illustration of why location is more important. Mr. Quinn stated that a previous Special Use was contingent upon decommissioning of the tower once the life expectancy was reached. Mr. McGrew stated that it is already protected in the lease with the land owner. Director Ianson added that it is in the ordinance that if the cell tower is vacant for more than a certain amount of time the tower must be taken down.

Mr. Riley asked how large would the base foot print be. Mr. McGrew stated it would be about six feet in diameter. Mr. Riley asked if approved, would it restrict the use of that area. Mr. McGrew stated that it would be highly unlikely and that the property is only 47 feet from the building to the property line.

Ms. Santana asked Mr. McGrew where exactly would the tower be located. Mr. McGrew used his iPad to show the Commission a rendering of where the cell tower would be located.

Mr. Bowman asked Director Ianson what happened to the previous cell tower leases that the City owned. Director Ianson stated that those leases were sold to another entity.

After reviewing the Findings of Facts for Docket Number 16-Z-3, it was motioned by Mr. Riley and seconded by Mr. Bowman to recommend approval of application with the condition that the Public Safety Telecommunications Study is provided to Director Ianson.

Vote: Jim Bowman, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Ernest Isley, aye. Motion passes.

After reviewing the Findings of Facts for Docket Number 16-Z-4, it was motioned by Mr. Bowman and seconded by Mr. Riley to recommend approval of the application.

Vote: Jim Bowman, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Ernest Isley, aye. Motion passes.

III. Public Participation

There was none.

IV. New Business

There was none

V. Adjourn

It was motioned by Mr. Quinn and seconded by Mr. Bowman to adjourn the meeting at 7:31pm.

Vote: Jim Bowman, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Ernest Isley, aye. Meeting adjourned.