

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
FEBRUARY 20, 2008

MEMBERS PRESENT:

Skruzacek, Freid, Dols, Duban, Kodada, and Furrer

MEMBERS ABSENT:

Vosejka

STAFF PRESENT:

City Planner Baker, City Administrator Erickson, and Public Works Director Vlasak

1. CALL TO ORDER

Chairperson Dols called the meeting to order at 6:32 pm in the Council Chambers at 415 Central Street West.

2. AGENDA

Chairperson Dols asked if anyone had any additions or deletions to the agenda. Baker asked the Commission to move up Agenda Item 7(b), Consider Approval of a Conditional Use Permit, to follow the public hearing.

A motion was made by Duban and seconded by Kodada to approve the agenda with the noted move. Vote for: Skruzacek, Freid, Dols, Duban and Kodada; Against: None (Vote 5-0). Motion carried.

3. APPROVAL OF MINUTES FROM THE JANUARY 24, 2008 REGULAR MEETING

A motion was made by Kodada and seconded by Freid to approve the minutes of the January 24, 2008 meeting. Vote for: Skruzacek, Freid, Dols, Duban and Kodada; Against: None (Vote 5-0). Motion carried.

4. PUBLIC HEARING

- a. Conditional Use Permit request from Buell Consulting (Verizon Wireless) to construct a wireless communication tower within the I-2, Medium Industrial District.

Chair Dols read the public hearing notice and opened the public hearing at 6:35pm.

Baker stated that applicant Jim Nelson from Buell Consulting was present to help answer any questions.

Don Westerman, 103 Inner Drive, Montgomery, MN, asked the Commission if the tower would be located on City property. Dols said yes. Westerman asked about the size of the lease area and height of the tower. Baker said the lease area would be 55' x 100', 5,500 square feet and the height of the tower would be approximately 190 feet tall. Westerman also asked about stipends paid to the City for using the lease area. Erickson stated that the lease agreement between the City and Verizon Wireless was not finalized yet, but he expects the rent to be around \$19,200.00 per year.

Wayne Bakke, 515 4th Circle Drive SE, Lonsdale, MN, stated that he represented the home owners association for the Welco Development. He asked when construction was planned to start. Nelson said that Verizon has the project listed on in its 2008 construction budget and that construction usually lasts 3 – 5 weeks. Bakke said that the Welco residents were concerned with noise and health effects due to dangerous signals. Nelson said that the only noise that may be heard by adjacent property owners is the HVAC units. Nelson also said that he is not aware of anything published indicating problems with dangerous signals. Nelson said the tower will be of similar construction to the Alltel tower. Duban assured Bakke that the tower will be constructed to self-collapse upon itself in the event of high winds. Erickson stated that the City's Building Inspector will also review the plans and complete site necessary inspections.

Dols thanked the public for their comments and questions, and he gave the last call for anyone wishing to speak on the issue.

A motion was made by Duban and seconded by Freid to close the public hearing. Vote for: Skluzacek, Freid, Dols, Duban and Kodada; Against: None (Vote 5-0). Motion carried.

b. Consider approval of a Conditional Use Permit request from Buell Consulting (Verizon Wireless) to construct a wireless communication tower within the I-2, Medium Industrial District.

Duban asked how far away from the Welco property line would the tower be located. Erickson said approximately 75 feet. Dols asked what the decibel level would be. Nelson said that a study conducted in 2006 stated that decibel readings would meet State guidelines. Nelson stated that the tower would have a 240 Volt single phase electric power supply and the generators would only run during power outages. He said every tower site uses batteries that only last for a limited time. He stated that longer outages require portable generators. Dols asked about FAA requirements for lighting. Nelson said that typically towers under 200 feet do not require strobe lighting. The Commission asked about possible signal interference between the towers located in such close proximity. Nelson stated that each tower's azimuths are different and only extremely

close physical distance is the only way to block signals. Baker noted that the latest site plans showed adequate room for two future service providers within the lease area. Nelson stated that he has never run into a larger equipment building size compared to Verizon and Cingular. Therefore any future service providers would most likely have a smaller equipment shelters. Baker read though Staff's recommendation and conditions. Vlasak stated that an address sign should be placed at the 4th Avenue SE driveway access.

A motion was made by Duban and seconded by Kodada to recommend approval of a Conditional Use Permit request from Buell Consulting (Verizon Wireless) to construct a wireless communication tower within the I-2, Medium Industrial District with the following conditions:

1. The construction plans shall state the approved City designated address.
2. Proof of non-inference shall be provided by a licensed engineer.
3. Grading along the southern side of the proposed structure shall be at a 3:1 slope.
4. All lighting on the tower shall meet FAA and FCC requirements and shall not result in glare on adjacent properties.
5. Verizon Wireless shall enter into a land lease agreement with the City of Lonsdale before construction of the tower.
6. The Mayor and City Administrator are hereby authorized to sign the Conditional Use Permit.

Vote for: Skluzacek, Freid, Dols, Duban and Kodada; Against: None (Vote 5-0).
Motion carried.

5. OLD BUSINESS

a. Discussion on Draft Sign Ordinance

Baker presented a revised copy of the draft sign ordinance to the Commission. He explained that he incorporated their comments and changes from the last meeting into the draft. He reviewed the temporary real estate sign section stating that language was changed regarding off-premise real estate signage. Duban asked if open house and Parade of Home signs would be allowed in the sight-triangle. Baker said that all signs would need to conform to the sign regulations.

A motion was made by Kodada and seconded by Freid to set a public hearing for the sign ordinance amendment at their next meeting on March 19, 2008. Vote for: Skluzacek, Freid, Dols, Duban and Kodada; Against: None (Vote 5-0). Motion carried.

b. Discussion of Directional Development Signs

Baker presented the Commission with two different directional development sign options. He designed a vertical and horizontal sign based on comments from the previous meeting. Both signs contained a directional arrow at the top, areas for

developers/builders to advertise, and an optional hanging sign at the bottom. Dols asked if local organizations could advertise on the hanging sign. All the Commissioners liked the vertical sign. The Commission suggested leaving 4 equal areas open on the sign for developers/builders to place their name, logo, and phone number.

The Commission debated over who should own, maintain, and pay for the cost of the signs - developers or the City. Vlasak warned the Commission about the possibility of vandalism. The Commission directed Staff to obtain feedback from local developers regarding the proposed development signs. Furrer clarified that the developers basically have the option to either place their sign on the newly proposed sign or have no signage at all. Dols stated that the sign clutter along Hwy 19 needs to be cleaned up. Staff said that they would research the issue further.

6. NEW BUSINESS

a. Information on Skluzacek permit for a 1,600 sq ft accessory building

Erickson stated that the Commission all knew the history behind the Skluzacek permit issue. He said that the issue was discussed before the Council in November and December 2007. He presented the information to the Commission to keep the lines of communication open from the City Council. He explained that legal non-conforming uses and conforming uses were separated. The provided information formalized in writing what was talked about at preceding meetings and what the thought process was behind it.

7. OTHER BUSINESS

a. Flat Fee Permits

Baker presented the Commission with the recently approved flat fee permit spreadsheet. The spreadsheet listed the different projects which require a flat fee permit and showed which permits require a specific license. The Commission suggested inviting Jim Filipek, Building Inspector, to the next meeting.

8. ADJOURNMENT

A motion was made by Duban and seconded by Freid to adjourn the meeting. Vote for: Skluzacek, Freid, Dols, Duban and Kodada; Against: None (Vote 5-0). Motion carried. The meeting ended at 7:43 pm.

Respectfully Submitted:

Benjamin Baker, City Planner