

On Thursday, February 16, 2017, at 7:00 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Rick Andersen, Karen Chevalier, Doug Freed, Eric Larson. Absent: Aurelio Gallardo, Rene Morris and Steve Munson.

Also present were: Planner Dustin Wolff, Building and Zoning Superintendent Amanda Schmidt, City Attorney Tim Zollinger, City Manager Scott Shumard, Alderman Retha Elston, and City Clerk Marie Rombouts.

Karen Chevalier made a motion to approve the minutes of October 20, 2016, as presented; seconded by Doug Freed. Voting – Ayes: Chair Andersen, Chevalier, Freed, and Larson. Nays: None. Motion carried.

Superintendent Schmidt reported the Commission last met to hear the petition from Hospice of the Rock River Valley. The ordinance was approved by Council and construction is underway.

Chair Andersen opened a public hearing at 7:03 pm for the petition from Kunes Sterling L-M, LLC and GrainComm III, LLC requesting to expand the existing Special Use at 2811 Locust to include an additional shelter and equipment on the ground with the cell phone tower/antenna. Shawna Johnson was present representing Verizon, GrainComm, and Kunes.

Planner Wolff explained the zoning was B-3 Special Use and now classified as RB Special Use for the cell tower and co-location for cabinetry. The Special Use needs to be expanded for the equipment shelter. This use is compatible with the Comprehensive Plan.

Superintendent Schmidt explained that an additional antenna could be added but the shelter forces the Special Use expansion.

Chair Andersen stated that publication in the *Daily Gazette* was made, fees were paid, property owners within 150' of the property were notified, a sign was placed on the property for two weeks prior to the hearing, and no written comments were received from the public.

Planner Wolff's recommendations and findings of fact are attached.

Doug Freed asked about a generator. Planner Wolff stated the generator is 100' from the property lines and has limited hours for testing.

Chair Andersen closed the public hearing at 7:12 pm.

Doug Freed made a motion to recommend to the City Council to expand the Special Use Permit at 2811 Locust to accommodate a shelter and equipment on the ground near the cell phone tower/antenna; seconded by Eric Larson. Voting: Ayes – Chair Andersen, Chevalier, Freed, and Larson. Nays – None. Motion carried.

Chair Andersen introduced the petition for Whiteside County from Pete Harkness and Busy Properties, LLC of property located west of 3705 Emerson Road to rezone property from County R-2 and A-1 to B-2 for storage units.

Todd Ewers explained that he is trying to purchase 3.5 acres from Pete Harkness to expand his mini storage units to the west. Ewers stated that he purchased property from the Youngs in 2005 and built the first unit and others followed. Ewers understands the residences are of concern and he plans to build in the spring or summer.

Planner Wolff stated the Comprehensive Plan does not designate this area so the City is not opposed to the rezoning but is concerned about the residential area with no landscaping or buffering. If this was in the City, we would not allow the property to be so dense. It could be incompatible with residential.

Attorney Zollinger informed the Commission that a letter of no objection could be sent and encourage the County to consider the City's concerns pertaining to the residential area.

Planner Wolff stated the incompatibility could be softened with buffering, landscaping, noise reduction, and water drainage.

Superintendent Schmidt stated that the County would probably have a hearing where the neighbors could have input.

Karen Chevalier made a motion to recommend to the City Council to send a letter of no objection to Whiteside County regarding the rezoning of property west of 3705 Emerson Road from County R-2 and A-1 to B-2 to construct mini-storage units and encourage the County to ask for the property to provide buffering, landscaping, noise reduction, and water drainage protecting the residential area. The motion was seconded by Eric Larson. Voting: Ayes – Chair Andersen, Chevalier, Freed, and Larson. Nays – None. Motion carried.

Superintendent Schmidt reported there will be a meeting next month and we waiting on two more possible items. She stated the City has received no actual information from Coventry. There will also be a few tweaks to the zoning code regarding fences.

With no further business to discuss, the meeting was adjourned at 7:30 p.m.

A handwritten signature in cursive script that reads "Marie Rombouts".

Marie Rombouts
City Clerk

memorandum



To: Sterling Planning Commission
From: Dustin Wolff, AICP, City Planner
Cc: Scott Shumard, City Manager
Amanda Schmidt, Bldg & Zoning Superintendent
Date: February 11, 2017
RE: Verizon Tower Installation

PETITIONER: Verizon Wireless

REQUESTED ACTION: Approval of Cellular Co-Location on Existing Tower Facility

LOCATION: 2811 Locust Street, Kunes Ford

BACKGROUND: The original 120' monopole tower was approved in 2009. The equipment shelter is enclosed by an 8' vinyl fence, surrounded by arbor vitae.

The petitioner is proposing to add antenna to the existing tower. Verizon also proposes to install a shelter on the ground to enclose equipment for the new cellular array. This ground equipment will increase the fenced in ground space by 21' x 45' to the north.

The height of the monopole will not be altered.

LAND USE AND ZONING ON SURROUNDING PROPERTIES:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
On-Site	Commercial	RB, Special Use
North	Vacant	RB
South	Vacant	RB
East	Vacant/Parking	Town
West	Vacant	CB

The land proposed for the new telecommunication tower equipment is zoned RB, Regional Business District with a Special Use. Co-location on a telecommunication tower is permitted by right in this district. However, the expansion of the equipment area requires an amendment to the Special Use.

EVALUATION:

Site. The proposed equipment location is adjacent to the existing fenced area. The location meets all setback requirements. The area will be surrounded with a vinyl fence surrounded by landscaping.

Access. The existing access easement is provided through the property will be used.

Landscaping. A landscape plan has been provide for review. The existing arbor vitae will be relocated and additional arbor vitae will be planted. The size at the time of planting will be 6-feet.

FINDINGS

1. *How is the proposed special use (the use in general) in harmony with the purposes, goals, objectives, policies and standards of the City of Sterling Comprehensive Strategic Plan, or any other plan or program, adopted by the City?*

The City's Comprehensive Plan does not specifically address communication facilities. However, the Plan does recommend orderly development of property and encourages the development of sites to serve all the needs of its residents. Communication facilities serve a vital role in a community. Staff finds that the proposed development is consistent with the Plan.

2. *How is the proposed special use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sterling Comprehensive Strategic Plan, or any other plan or program, adopted by the City?*

Again, the Plan does not make specific recommendations regarding communication facilities. However, this site is an existing location and the tower was designed to accommodate future co-locations. Staff finds that the proposed special use is in keeping with the recommendations of the Plan.

3. *Does the proposed special use, in its proposed location and as depicted on the site plan, result in a substantial or undue adverse impact on adjacent property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way...?*

The proposed use will be contained entirely on the site, and the area is well serviced by existing infrastructure. The area is institutional and commercial in nature, and the proposed use is compatible with adjacent development. The staff finds that there will be no adverse impacts on adjacent properties by the proposed special use.

RECOMMENDATION: I recommend that the Plan Commission approve the special use amendment as proposed.