

EAST BETHEL PLANNING COMMISSION MEETING

June 24, 2014

The East Bethel Planning Commission met for a Regular Planning Commission Meeting on June 24, 2014 at 7:00 P.M for their regular meeting at City Hall.

MEMBERS PRESENT: Randy Plaisance Eldon Holmes Lorraine Bonin Tanner Balfany
Brian Mundle, Jr. Glenn Terry

MEMBERS ABSENT: Lou Cornicelli

ALSO PRESENT: Colleen Winter, Community Development Director

Call to Order & Adopt Agenda

Mundle motioned to adopt the June 24, 2014 agenda. Holmes seconded; all in favor, motion carries unanimously.

Public Hearing for Interim Use Permit – Cell Tower

Requested Action:

Consider approving a site for cell phone tower adjacent to East Bethel Public Works Building

Background Information:

Verizon is considering an area along Hwy. 65 between 221st Ave and 237th Ave. as a possible location for a cellular transmission tower. We have had preliminary discussions with Verizon regarding potential locations over the past months and have reviewed potential sites in this area including Castle Towers Sewer Plant, City property east of the Post Office, John Anderson, Booster and Bonde Parks and the MCES RIB at 229th and 65. Per our Ordinance, Telecommunications Facilities, Appendix A, Section 16, the following locations are identified by the city in order of priority as to the placement of telecommunications towers:

1. Antennas located upon public lands or structures, i.e., water towers and public facilities.
2. Co-location on existing antenna support structures.
3. Within the easement of high power overhead transmission lines (69 KV or greater).
4. Central business (B-2), highway business (B-3), and light industrial (I) districts within one-fourth mile of Trunk Highway 65.

A previous meeting with Verizon eliminated the Bonde, Booster West, John Anderson Parks, and Castle Towers Sewer Plant as potential sites. The City's preference is to attempt to have telecommunication towers locate their facilities on public properties, and with the potential availability of a site located in the vicinity of the Public Works Building this become a viable option.

City staff is conducting discussions with Verizon regarding a proposed lease. The proposed lease site would be 100' X 55' and within this area would the gravel access pad, 190' monopole tower and the equipment shelter, enclosed by a 6' chain link fence. The location of the facility at this site would not interfere

with any activities of the Public Works Department.

This proposal was presented to the Parks Commission at their April 8, 2014 meeting. The Parks Commission was not in favor of locating the facility in either Booster West or East Parks and recommended that if the proposal should move forward the Commission would prefer it be located adjacent to the southwest corner of the Public Works Building.

The location would be preferable due to the following:

- Existing vegetation provides screening for the base of the tower and shelter building
- There would be no disturbance to any Park facilities
- The nearest residence is 670' and is screened by the 30-40' pine and spruce trees along the eastern edge of Fire Station # 2/Public Works Building
- The view of the tower from the residences on Vermillion Street would be screened by the tree line along the eastern edge of Booster East Park
- This site would appear to have least impact on residential areas within Verizon's footprint of service.

The location of cellular transmission towers on public properties is a common practice. The City of Ham Lake and Roseville each have two towers adjacent to their City Halls and Andover has antennae's located on the water tower next to their City Hall and Community Center.

Staff requested that Verizon consider our water tower as a location but this site was not in the area required for their service needs.

Fiscal Impact:

The anticipated lease revenue from this tower would be a minimum of \$18,000-24,000 per year with the potential for additional revenue from future carriers co-locating on the tower.

Recommendation(s):

Staff recommends that the Planning Commission approve the IUP for a Verizon cell tower location as indicated in the attached materials. Subject to a successful lease agreement with Verizon.

We had talked about a site behind City hall, but that was too close to Booster East. The City would negotiate a lease with them, similar to the one by the hockey arena. The City didn't want a trifold tower, and wanted a mono tower.

Bonin asked are these towers from somewhere else? Winter said they put the simulation in the picture of the actual site. This is the site survey to show you the location. That is all there is to it. Again it is something we would have to successfully negotiate the lease. This tower had to be where it made sense for Verizon.

Public hearing opened at 7:07 p.m. Public hearing closed at 7:08 p.m.

Holmes said we have questions about the towers by the ice arena, wouldn't that work. Winter said yes there is a tower there, but it is outside their area. They need more coverage. Holmes said he has worked on these. The circumference of the area served is how many miles? Winter said she doesn't have that with. Holmes said it is 15 miles, and the ice arena is 3 miles. Winter said another company wants one by the Coon Lake. Bonin said can't they have different carriers on the one by the arena. Winter said yes, they are on the one at the ice arena. We would also like to have a lease agreement, and we would have separate ground leases with each one that comes in. Bonin asked do they interfere with each other. Winter said they don't.

Jerry Hanneman from Insite stated typically the manner of this tower is a radio frequency area. The one by the ice arena doesn't serve this area. Whoever may attach to the tower will not interfere with signals. It makes it link up. The money through the agreements will go through Verizon, but back to the City.

Holmes wanted to know if this had a connection building with it. Winter said it has a little building. Holmes said because you didn't show it on here. Some just have a monopoly. Winter asked on the site survey does it show where the building would be. Holmes said a lot of the times when we installed this, the main concern were the ponds of water, just because of the tower itself. Hanneman said there is no concern. Holmes said they have had to move them before because of the water. Hanneman said typically that falls into enviroscreening. We looked at the land to make sure it was suitable. The construction team discussed that back in March.

Holmes said we did one in White Bear Lake, and it was already leaning. Winter said they have had their engineering people out here a number of times. Terry said he is not seeing anywhere on the survey where there is a building and fencing proposed. Winter said it is a tiny building. Terry asked if the entire area would be fenced. Hanneman said yes. Balfany said the coverage objective form, trying to fill in the areas of white. If the white is in the middle, why isn't there a tower on Viking? Hanneman said he would have to look at the map. He knows Verizon is looking at putting in more of their infrastructure in this area. Balfany said if the object is to fill in the white. Hanneman said this is essentially the area. Winter said there were other areas within the search ring, and a number of them were not going to work out due to a number of reasons. Once we figured out this was in the search ring, we zeroed in the City grounds. Holmes asked is Verizon always on City land? Winter said that is our City ordinance. Holmes said he sees them on farm land.

Balfany motioned to approve the IUP for a Verizon cell tower location as indicated in the attached materials. Subject to a successful lease agreement with Verizon. Holmes seconded, all in favor, motion carries unanimously.

Balfany asked what the turnaround time for them being built. Hanneman said he would have to talk to Verizon about it. Winter said it will go pretty quick.

**Discussion regarding
July agenda items**

Discussion regarding July agenda items

- Rural subdivisions
- Rezoning
- Final Plat – Viking preserve

In July we are going to have a full agenda. We have to tackle rural subdivisions. We had the discussion at the previous meeting in the rural areas the acreage you can only do one per ten acres. We had discussed here it seems overly restrictive for development. Tomorrow night the City Council will have a work meeting they will be talking about. They will bring a recommendation back to the Planning Commission. We are probably going down to a 2 to 2 ½ acres. As we talked about before, doesn't mean you will be able to take a parcel and divide it into five residential lots. There are so many other factors you will have to take into consideration, primarily the flood plain and wetlands. The smaller acreage makes more sense with the topography. Met Council will be opposed to it. Terry said we did for future development and to not impede development. Winter said along the corridor is different than what we are talking about outside the corridor. We also are talking about the corridor plan. She does see these as two distinct issues. We are going to see growth and development happen in those areas. Outside of that, we do need to make sure we have options. It can definitely be a good discussion.

We had some clean up items with zoning. We have some lot splits we need cleaned up. There are some simple ones. One needs to come back to for a business expansion. Part of their zoning doesn't make sense. The zoning on part of their property is R2. It is one of those we might want to take look at. Viking Boulevard is another area to look at.

The last item we hopefully will have is the final plat for Viking Preserve.

She just wanted to give a heads up and get people thinking.

**Approval of Meeting
Minutes
May 27, 2014 – Regular
Meeting**

Terry said on page 6/10, the second paragraph, second sentence, it should say that would not be the case.

Holmes motion to approve the minutes. Balfany seconded; all in favor, motion carries unanimously.

**Other
Business/Council
Reports**

Mr. Kollar is not here.

Winter said for the first time this year, as part of Booster Day there will be a golf outing at Viking Meadows. There is additional information on the City's website.

Booster Days are July 18/19, 2014.

Terry had a question on the trucking place. He hasn't noticed any of the improvements. Winter said they have torn down the one building. We are there pretty consistently and they have pushed the envelope. We are counting the trailers. They are doing work internally. We are continuing to work with them. It has been extremely wet. The fencing and the other stuff was part of it. He drives by it every day. Bonin said the fencing doesn't hide those vehicles. They are way back where it is open. We may have to work with them for a different fencing.

Adjournment

Holmes made a motion to adjourn the meeting at 7:27 p.m. Balfany seconded; all in favor, motion carries.

Submitted by:
Jill Anderson
Recording Secretary