



**Planning Commission**  
**Regular meeting**  
**Minutes**  
**March 25, 2010**  
**Page 2**

The hours of operation are 7:30 a.m. until 10:00 p.m. Monday through Saturday. 9:00 a.m. until 3:00 p.m. on Sunday.

A motion was made by Rick Hart and seconded by Chuck Cox to approve the conditional use permit for the auto repair facility for 38333 Pelton Rd.

ROLL CALL:       Yeas:       R. Hart; B. Fiala; C. Cox; G. Merhar  
                  Nays:       None  
                  Absent:     B. Irvine

Motion **CARRIED**                   **APPROVED**

<b>TOWERCO &amp; SPRINT</b> (H. David Rocker)	38401 JohnnyCake Ridge P.P.#27A-19-1	<b>CUP - hgt monopole</b> <b>150'</b> of allow. 60' C.O. 1338.07(d) R-100 dist. <b>(renew expired CUP Of 3/8/07)</b>
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H. David Rocker represented this conditional use permit application. Mr. Rocker said that Verizon signed their lease rights with the City on 12/02/09 to the Tower Co. The Tower Co. is paying the city rent for property at Daniel's Park. Mr. Rocker said the only change from the 2007 monopole approval with Verizon is the ownership.

Mr. Rocker said that his company hired a company to get the names and addresses of adjoining property owners of the proposed monopole site. Mr. Rocker said that they went beyond the required 300' in response to Chuck Cox's question. David Cain's property is over 600' beyond the proposed monopole.

Mr. Rocker said that the location of the proposed monopole is by I-90 which is as far back from Mr. Cain's property you can get in response to Vice Chairman Merhar.

Mike Lucas said in response to Mr. Cain's question that the 300' distance used for the criteria for notification of property owners is the distance from the use which in this case is the monopole. Mr. Cox stated that if its 300' from the pole to the property line and an additional 300' to the adjoining property there is no need to notify anyone.

**Planning Commission**  
**Regular meeting**  
**Minutes**  
**March 25, 2010**  
**Page 3**

All the terms and conditions and removal of the site agreed to by Verizon carries forward to the Tower Co. in response to Bob Fiala's question.

Chuck Cox stated that this is a utility and the local government doesn't have any jurisdiction on the location of monopoles. Mike Lucas stated that C.O. 1338.07 gives Planning Commission limited power which is the conditional use permit for the monopole height.

A motion was made by Chuck Cox and seconded by Rick Hart to approve the conditional use permit for the 150' tall monopole for the Tower Co. at 38401 JohnnyCake Ridge Rd.

ROLL CALL:       Yeas:       R. Hart; B. Fiala; C. Cox; G. Merhar  
                  Nays:       None  
                  Absent:    B. Irvine

Motion **CARRIED**           **APPROVED**

There being no further business the regular meeting closed at 7:45 p.m.

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Gerald Merhar, Vice Chairman

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Betty A. Nardelli, Secretary