

**Meeting of the Planning Commission and Zoning Board of Appeals
City of Tuscola**

Date: August 21, 2014

Agenda: Consider two requests, one for a Special Use Permit and one for a Variance for a communications tower at 111 E South Central, owned by Kelsey Furniture Inc. The property is zoned B-2 and does not allow telecommunications towers nor the 120 foot height requested.

Minutes: The meeting was called to order by Chairman Steve Hilgendorf, at 7:04 PM. Roll call was taken and four members were present. Hilgendorf declared a quorum and continued by reading the requests for Special Use Variance. He noted that all applications were in order and fees paid. Present in the audience was Alan Shoemaker, Marci Shoemaker, Blake Conklin, Jonathan Lacine and Chad Hausmann.

Hilgendorf asked the applicant, Blake Conklin, Verizon, if he would like to address the board with his request. Conklin gave a brief description of the monopole tower, and its need to improve cellular coverage. He stated that the existing Tuscola Verizon tower was at maximum capacity and still the area is experiencing dropped calls and unreliable service. He noted that emergency calls that might not go through were their biggest concern. Several in the audience asked questions; if the tower was lighted – no, not required by FCC regulations, How big was the monopole – about 4 feet in diameter at the base, would there be any noise or interference – no, it must comply with stringent FCC regulations, will there be fencing around the equipment – yes, lighting – yes, dusk to dawn type down lighting, if Verizon had data to support the claim of dropped calls – yes but not at hand, if the lightning rods create any added threat to the surrounding neighborhood – no, rather could make it safer. Alan Shoemaker stated that he is positive about growth and wants Verizon to be able to accomplish their goals, but questions the safety of surrounding property owners with this site selection. He is afraid that if the tower should fail and fall it could damage the railroad, his storage building and apartments, and the residences to the South and Business to the West. He thinks it should be somewhere with less exposure. He asked the board to consider this in their decisions. Reynolds pointed out that looking at the site plan; he did not think the tower could fall onto the railroad, the residences to the south, or the Kelsey buildings to the West, but possibly the storage and apartments to the East.

With no further discussion, there was a motion to recommend granting of the Special Use Permit, as applied for, to the council for their consideration at the next regular council meeting. The motion was made by Reynolds and seconded by Adkisson. The motion passed with four Yeas.

The Variance request for 120 feet was briefly discussed and a motion made to grant the variance as requested. The motion was made by Adkisson and seconded by Hastings. The motion passed with four Yeas.

Roll Call for Tower Special Use Permit Motion

Name	Present	Absent	Yea	Nay
Brad Bennett		X		
Alan Hettinger		X		
Steve Hilgendorf	X		X	
Brett Adkisson	X		X	
Terry Poindexter		X		
Jerry Reynolds	X		X	
Randy Hastings	X		X	

Roll Call for Tower Variance Motion

Name	Present	Absent	Yea	Nay
Brad Bennett		X		
Alan Hettinger		X		
Steve Hilgendorf	X		X	
Brett Adkisson	X		X	
Terry Poindextor		X		
Jerry Reynolds	X		X	
Randy Hastings	X		X	

The meeting was adjourned at 7:25 PM.

Submitted by: Secretary Jerry Reynolds and Building Inspector Steve L. Hettinger