

BOONE COUNTY ZONING COMMISSION MINUTES

MONDAY MAY 20, 2019

5:30 P.M. – BOONE COUNTY COURTHOUSE, 1ST FLOOR

201 STATE STREET, BOONE

PLEASE ENTER THROUGH THE EAST DOOR

I. OPEN MEETING AND ROLL CALL

Robert North

Carla Barnwell

Eric Crosman

Kay Rice

Marilyn Jordan

Jan Danilson

Lance Stumbo

Kim Houlding

Gary Luna

(Chairman)

Present: Jan Danilson, Eric Crosman, Carla Barnwell, Kay Rice and Lance Stumbo

Absent: Gary Luna, Kim Houlding, Marilyn Jordan and Robert North

Also Present: Nathan Kerns, Randy & Janis Anderson

II. APPROVAL OF MINUTES

A. March 25, 2019

Eric Crosman moved to approve the minutes from November 26, 2018

Seconded by Kay Rice

Motion Carried

III. APPROVAL OF AGENDA

Carla Barnwell moved to approve the agenda

Seconded by Eric Crosman

Motion Carried

IV. DISCLOSE CONFLICT OF INTEREST AND EX-PARTE COMMUNICATION

A. None

V. CITIZENS COMMENTS ON ITEMS NOT ON THE AGENDA (ADDITIONS TO AGENDA)

A. None

VI. OPEN PUBLIC HEARING(S) AND CONSIDERATION OF APPLICATION(S)

A. Application for Conditional Use Permit #2019-005 submitted by Nathan Kerns to allow for an 80-foot wireless communications tower which would be located at 2369 170th St, Ames, Ia. The proposed tower would be utilized by three adjacent property owners including, Nathan Kerns, Randy Anderson and James Atwood.

Nathan Kerns was present to speak in regards to the request. He stated he and his two adjacent property owners, Randy Anderson and James Atwood were wishing to put up a wireless communications tower so that they would be able to get internet access.

Kerns also noted they had determined an 80' tower would be required so the tower would be over the trees.

The tower would have a 12" dish which would communicate with another tower and provide internet to their homes.

Kerns noted the tower had a modular frame which would be set into concrete. He stated the tower would not generate noise or have lights around it.

Chairman Lance Stumbo closed the public hearing.

Stumbo next asked for any comments or questions from the Zoning Commission members.

Carla Barnwell questioned if there were other ways for them to access the internet.

Nathan Kerns stated they had poor internet connectivity options.

Barnwell questioned what the options were.

Kerns stated they had ICS out of Ames who had a wireless service. Kerns noted Buck Hills Estates subdivision to the north had been on that tower but that fiber optics had now been put in. He stated ICS had notified them the wireless service may no longer be available.

He stated other than ICS they had not other high speed options unless they went to satellite which would create even more options.

Kerns stated he worked for Fareway and was in charge of information technology and he needed a stable internet connection and he did not believe that was the kind of service a satellite would be able to provide.

Carla Barnwell stated she too lived out in the country and had dish net. She stated she too worked at home and had not had an issue with dish net.

Randy Anderson was next to speak. Anderson stated he was a radiologist with McFarland Clinic he stated with the size of their files and the downloading what they had now was not quite acceptable.

Barnwell questioned whether they were using a dish net type service.

Anderson stated they were currently using ICS but that when he had originally moved in they had used dish network which did not work at all. He stated due to the voice recognition software the upload speed needed to be really fast.

Carla Barnwell next questioned what they would be getting with their proposed tower.

Anderson next discussed the need for the high speed internet service as he would often times receive several cat scans which needed to be read within 30 minutes.

Janis Anderson noted their tower would be like a relay in an old fashioned way.

Kerns noted their tower would be pointed to the really tall tower on highway 17 and that would be how they would get their internet reception.

Carla Barnwell next question whom would own the tower and whether or not money would change hands.

Janis Anderson stated they would own the tower and the fee would be split by the three property owners involved with the petition.

Barnwell next questioned whether the tower would be grounded.

It was stated the tower would be grounded.

Barnwell questioned whether cables would be run from the homes to the tower.

It was stated they would connect wirelessly.

Carla Barnwell questioned whether they were concerned that a child may come over from the adjacent Buck Hill Estates subdivision and try to climb the tower.

James Anderson stated he believed it would be a good idea to put a fence around the tower.

Carla Barnwell next questioned whether this would be considered an earth station antenna which would be exempt from the regulation which required security fencing. She also noted it was exempt from FAA regulations due to the tower height.

Further discussion was held on fencing and the location of the proposed tower.

Carla Barnwell next questioned whether they believed the wireless tower would have an impact on the surrounding property owners' home values.

It was noted the tower would be in an area which was lined by trees.

Randy Anderson stated he did not believe the tower would diminish property values of the neighboring homes.

It was also noted that Buck Hill Estates was currently using fiber optics which was not available for the Andersons and Kerns at this time.

Kay Rice noted she too lived in the area and that they often had talked about the lack of internet options. She stated it was very much a problem.

James Anderson stated he planned to pay for the tower and the neighbors would split the cost of monthly services.

Chairman Lance Stumbo noted they may want to include in their recommendations that the tower be required to meet all state and federal regulations.

Carla Barnwell also suggested they recommend fencing also be a requirement for the conditional use permit.

Eric Crosman asked what size the tower's base was.

It was noted the base was 54 sq inches.

Crosman questioned whether the Andersons had planned to put a fence around the tower.

James Anderson stated it was far enough away from his home and that he may put a chain link fence around it.

Public Hearing Closed by Chairman Lance Stumbo.

Kay Rice moved to recommend approval of Application for Conditional Use Permit #2019-005 submitted by Nathan Kerns to allow for an 80-foot wireless communications tower which would be located at 2369 170th St, Ames, with the following conditions.

1. The tower meet all state and federal regulations.
2. That a recommendation for security fencing be included on the permit.

Seconded by Eric Crosman

Eric Crosman—yes
Kay Rice—yes
Carla Barnwell—yes
Jan Danilson—yes
Lance Stumbo—yes

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATION

A. None

VIII. UNFINISHED BUSINESS

A. None

IX. NEW BUSINESS

A. None

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

Director's Report (Planning and Development Department)
None

IX. ADJOURNMENT

A. Meeting Adjourned

Respectfully submitted,

Wanda Cox