

Ralph Wyngarden, of Faulk and Foster Real Estate Services and representing Verizon, spoke to the Planning Commission regarding the proposed telecommunications tower. He told the Planning Commission that the property owner, Bob Bohnen has signed the C.U.P. application. He explained that the height, location of the tower and the proposed screening around the ground equipment will mitigate any detrimental effects to surrounding properties. He also stated that the tower location on this parcel is not Verizon's preferred location, but that it is suitable and that it meets the ordinance requirements.

Commissioner Meyers asked the applicant about the structural design of the tower. Mr. Wyngarden replied that the design meets the minimum requirements required by the building code. Commissioner Meyers also asked about Verizon's service volume from this location and sharing of space on the tower with other cell service providers. Jay Littlejohn, attorney for Verizon, responded that the tower has space for three other providers and that the location of the tower will reduce the likelihood of other providers asking to build their own tower in the area without first collocating, or proving that they cannot collocate, on the Verizon tower.

Commissioner Coughlin thanked the applicant and commented that this application submittal is much more complete than the previous one, but asked why there isn't much detail on the construction of the tower itself. Mr. Wyngarden responded that the structural design of the tower will be done if the C.U.P. is approved.

Commissioner Engstrom asked about alternative sites east of the proposed site. Zoning Administrator Weck responded that the closest is on Wyoming Trail at the border of Chisago City. Mr. Wyngarden explained that the service area for the Wyoming Trail tower does not reach the service area for the proposed tower.

Chairman Storm opened the public hearing at 7:15 pm.

Joyce Winnick, 7219 Lake Boulevard, asked about stormwater drainage from the site and the access road to the tower that is adjacent to her property. Administrator Weck explained that the site plan drawings show that the access road will be subcut and will be finished with Class V gravel; which will raise the road three inches higher than the existing grade and that the gravel will allow stormwater to be absorbed into the ground.

Darryl Swanson, owner of the vacant property at the northwest corner of the intersection of Lake Boulevard and Hazel Avenue, asked about how property values could be affected by the tower. Mr. Littlejohn responded that there should be no negative impact to property values or that values could increase because of the increase of service for cell phones.

Chairman Storm closed the public hearing at 7:19 pm.

Chairman Storm and Commissioners Lobermeier and Engstrom asked about the wetland that may be impacted by the access road. Mr. Wyngarden provided a new site plan showing that the delineated wetland is not impacted by the access road. Administrator Weck informed the Commissioners that the applicant has also submitted an application for wetland review and that the city engineer will assess the delineation and determine if there are any wetland impacts.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER ENGSTROM, SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A TELECOMMUNICATION TOWER AND ACCESSORY BUILDING AT 7321 LAKE BOULEVARD WITH THE FOLLOWING CONDITION:

1. THAT ONLY WARNING OR EQUIPMENT INFORMATION SIGNS MAY BE POSTED ON THE FENCE, EQUIPMENT SHELTER, TOWER, OR ALONG THE ACCESS / UTILITY RIGHT OF WAY.

