



City of Geneseo, Illinois

- Incorporated February 16, 1865 -

115 S. Oakwood Ave. • Geneseo, Illinois 61254

Phone (309) 944-6419

Fax (309) 944-8254

Date: February 1, 2016 Time: 6:00 pm

Plan Commission

Members:

Ray Wirth
Chris Barnhart
Larry Meyer
Rick McDaniel

Contact Person

Sue Garlick

Rick Mills
Building Inspector
309-944-6419

Minutes

Call to order /roll call/Quorum check

Meeting called to order by Plan Commission Member Sue Garlick at 6:00 p.m. Members answering roll call: McDaniel and Barnhart. Wirth and Meyer were absent.

Pledge of allegiance

Public Comment- *Audience requests are limited to 3 minutes per subject. If additional time would be needed, please contact City Hall to be placed on the Agenda prior to the meeting.*

Chairman Garlick reiterated the meeting rules on time allowed for each person to speak and that it needed to be civil and orderly. Once the Public Hearing is closed there would be no more comments from the public that would be the Committees time to deliberate on the matters on the agenda.

No Public Comments

Consent Agenda

- 1) Approval of agenda
- 2) Approval of Minutes from 9/14/15
- 3) Approval of Minutes from 11/02/15

Motion by McDaniel, second by Barnhart to approve the consent agenda as written. All Ayes. Motion Carried.

Motion by Barnhart, second by McDaniel to open the public hearing on Case 16-001 a request for a conditional use permit to operate a Massage Therapy Business out of the residence at 529 N. Chicago Street at 6:04pm.

Voice Vote. All Ayes. 2 Absent.

Case #16-001 Consideration to approve a conditional use permit to operate a Massage Therapy Business out of the residence at 529 N. Chicago Street.

The Applicant wasn't present and there were no written correspondence regarding the request. Property owners within 250 feet were notified via a letter about the requested conditional use permit. The Building Inspector reported that the request is within the size limit of the square footage allowed for an in-home business. There is a two car garage and room for two cars in the driveway so parking will not be an issue. No outside signage will be used. City staff recommends sending to City Council for final approval.

Motion by McDaniel, second by Barnhart to close the Public Hearing at 6:07pm.

Voice Vote. All Ayes. 2 Absent.

Motion Carried.

Motion by McDaniel, second by Barnhart to recommend to City Council approval of a conditional use permit to Debra Vought for the address of 529 N. Chicago Street to operate a Massage Therapy Business.

Voice Vote. All Ayes. 2 Absent.

Motion Carried

Motion by McDaniel, second by Barnhart to open the Public Hearing to hear Case # 16-002 a request for a Cell Tower Permit, City of Geneseo/Tom Ferry, Buell Consulting O/B/O Central States Tower at 504 E. Exchange Street at 6:09pm.

Voice Vote. All Ayes/ 2 Absent.

Motion Carried.

Tom Ferry consultant for Buell Consulting stated that the initial application was submitted in July/Aug of 2015 for the site at 1st and Spring streets. There was some concern over the tower being too close to the visibility from downtown and the proximity to the future passenger railway platform. When the City purchased the Property at 504 E. Exchange Street Verizon asked to have their application moved to this site. Verizon engineers determined that they needed an area within a specific search ring and preferably owned by the City. The proposed tower will be 150' and be able to accommodate 4 carriers and allow for the City to put up an antenna to enhance emergency services. The light plant was considered as a potential site prior to this site but the ground was contaminated so it was unusable. The location is selected based on where the greatest need is for capacity and coverage. The terms of the lease have not been negotiated but typically it would be a 55 year lease with approximately \$12,000 in annual income. It was discussed as to whether a Flag Pole style Tower would be considered and Tom stated that additional equipment wouldn't fit on this style of tower. Administrator Kotter stated that this area is currently a mixed use area, a combination of residential, commercial and industrial. Committeeman Barnhart stated that the FCC regulates and dictates Cell Tower guidelines. A decision cannot be made based on RF emissions, health concerns have been addressed by the FCC and fall under Federal Compliance. Barnhart stated that the Plan Commission already recommended site 1 to the City Council for approval and site 2 is actually a better site it is away from downtown, not interfering with the Passenger Rail Platform and he doesn't see how they can deny it. Mayor Palmgren state that the City isn't making any money off of the tower it is the tower company making the money. Director Opsal stated that the proposed building will be a single story shed type building with a gabled roof, a Morton style building. Current Cell Tower sites are zoned for 85 feet, the antenna at the Police Department is 100 feet and the water tower is 180 feet. Administrator Kotter stated that the proposed tower at the Chicago street site is outside the search ring that Verizon has to follow and would not be economically feasible. AT&T recently sent a letter stating that they would like to exercise their right to a lease at the site behind the **Public Works building** they just have to secure an anchor tenant. Mayor Palmgren stated that was not correct and that she spoke to Tower Co and AT&T is the anchor tenant

and the tower will be finished in 3 months. Alderman Kennett stated that in 2010 when the 504 E. Exchange Street site was rejected it was due to the City not owning the property. The residents had the same concerns that they are siting now and at that point the tower company was not willing to budge on aesthetics.

Complaints by residents include monetary return, impact on the downtown, home values, health issues, collapse of tower, aesthetics and fire hazard.

Tom Ferry stated that the structure of the tower allows it to collapse on itself in the event it would fail. This second site is east of downtown and the new building will be built to shield the tower from the residential area close by. The location is chosen based on where the coverage is needed for the greatest capacity and coverage. The Privacy fencing can be negotiated and the pole will be the only thing that you can see. Tom Ferry had stated previously that if this site is not approved with the City they have a private land owner that is willing to lease land to them for the tower.

Committeemen Barnhart and McDaniel both agreed it is better to be in control of this project then to have it on private land where the City has no control.

Motion by McDaniel, second by Barnhart to close the Public Hearing at 7:20pm.

Voice Vote. All Ayes. 2 Absent.

Motion Carried

New Business

Motion by Barnhart, second by McDaniel to recommend to City Council approval of a cell tower permit from Central States Tower and Buell Consulting to be located at 504 E. Exchange Street.

Old Business Items

Board Education and Discussion

Administrator Kotter reported that there needs to be a review of the cell tower ordinance with regards to including a Fall Zone Provision and amending the size guidelines. The Consultant that reviewed site 1 also had some ideas to improve our ordinance with regards to cell towers. Administrator Kotter stated that she was going to recommend to City Council to have the Consultant review the site and documents pertaining to a lease.

General Comments

None

Adjournment

Motion by McDaniel, second by Barnhart to adjourn the meeting at 7:54 p.m.

All Ayes.

Motion Carried.

Respectfully submitted by
Recording Secretary
Loree K. Phlypo