

PLAN COMMISSION

MINUTES

Wednesday, October 23, 2019

Present: Bill Fitzsimmons, Mike Crotty, Butch Trevor, Jeff Nelson, Craig Mack, Victoria Graves

Absent: John Wetzel, Pete McDermott, Dennis Kelly, Cindy Wermuth, Ashley Pankey

Staff: Ryan Berger, Jeff Anderson, Chad Arp, Jon Clark

Others: Anthony Amine

1. Call to Order

Chairman Fitzsimmons called the meeting to order at 4:00 PM.

2. Approval of minutes

Motion made by Commissioner Crotty; seconded by Commissioner Trevor, to approve the minutes for September 11, 2019. Motion carried unanimously.

3. New business

- a. **Public Hearing – PC 19-06 Special Use Permit to allow relocation/construction of wireless telecommunications tower and facility use in the (B-4) Highway/Intensive Business District at 2800 46th Avenue.**

Chairman Fitzsimmons opened the public hearing.

Mr. Berger explained the PC 19-06 Special Use Permit to allow relocation/construction of a wireless telecommunications tower and facility use in the (B-4) Highway/Intensive Business District at 2800 46th Avenue is a request from the American Tower Corporation. They would like to place a 130' galvanized tower within a 50'x50' space leased at the location. The tower is actually being relocated from its location on City owned property 600' feet North. After the new tower is constructed, the existing tower will be removed and will be the only tower in about a half mile radius. Mr. Berger explained the new site plan that was distributed shows the tower moved 15' within the site and an opaque fence with landscaping around it which meets requirements. Staff is recommending approval on two conditions: 1. The City receives technical evidence from an engineer that the proposed structure meets the standard of the code prior to the issuance of the building permit. 2. The City receives FAA and Quad City Airport Authority approvals before the building permit is provided.

Mr. Berger swore in Anthony Amine with Amine and Associates.

Mr. Amine appeared on behalf of American Tower for the relocation of the existing tower located on City property. The existing tower has three carriers on it and they are moving it 600' due to the request of the City because of the expansion of the water treatment facility.

Commissioner Crotty questioned why American Tower had not received approval from the FAA already and wanted to clarify that the current tower was also 130’.

Mr. Amine explained that they have talked to the FAA and they have stated there should not be any interference with the runways as the existing tower is only 600’ from the new proposed location. He added that the new site plan moved the new tower 15’ North in order to maintain the natural vegetation and use the natural screening. In order to apply with the FAA, you must have the exact location of the tower so American Tower wanted approval from the Plan Commission to build in the location first before applying. They do, however, have a high level of confidence that it will be approved by the FAA. Also, the existing tower is also 130’.

Chairman Fitzsimmons closed the public hearing.

Motion made by Commissioner Graves; seconded by Commissioner Nelson, to approve the proposal of PC 19-06 Special Use Permit to allow relocation/construction of wireless telecommunications tower and facility use in the (B-4) Highway/Intensive Business District at 2800 46th Avenue with the conditions that the City receives technical evidence from an engineer that the proposed structure meets the standard of the code and RAA and Quad City Airport Authority approvals prior to the issuance of the building permit. Motion carried unanimously.

b. Stormwater management discussion

Mr. Berger explained that the issue of the stormwater management code raised attention at a prior Plan Commission Public Hearing for a Special Use Permit. He introduced to the Commission Jon Clark, City Design Engineer, who was the engineer on that project and Chad Arp who is the City’s new Environmental Manager. Mr. Clark explained that a lot of the City’s properties were developed prior to the stormwater ordinance. The particular location that drew attention to the current ordinance was an entirely paved lot. In general, the current code states that you cannot increase the amount of stormwater runoff from the existing condition. Without the current landscaping ordinance, that means a small hole can be made to make an all paved lot compliant. Mr. Clark and Mr. Arp discussed with the Commission the current ordinance, other cities’ ordinances and ideas they and Mr. Berger have for the future ordinance. The Commission engaged with questions and their thoughts on the stormwater ordinance.

4. Old business

None.

5. Public comment

None.

6. Adjourn

Motion made by Commissioner Nelson; seconded by Commissioner Trevor, to adjourn. Motion carried unanimously.

Meeting adjourned at 4:45 p.m.

Respectfully submitted,
Fawn Schultz, Community Development Administrative Assistant
Recording Secretary