

The meeting was called to order at 7:00 p.m. by Secretary Siebenman. The meeting was opened with the Pledge of Allegiance.

Present at roll call were: Secretary Siebenman and members Alderman Sir, Kiefer, Schmiedeskamp, Austermann, Svoboda and Scheer.

Also in attendance was City Administrator Craig Sabo. Chairman Knapp and Mr. Smith were absent.

A. A petition from Jeff Barnett, representing Sprint, for a Special Use Permit for a 10 foot increase in height and 20 foot setback to an existing legal non-conforming cell tower at 803 Top Notch Lane.

Notice of the Public Hearing was published in The Countian on Friday, November 4, 2011 and in The Current on Wednesday, November 16, 2011.

Mr. Barnett stated that his company owned the cell tower and was representing the carrier, Sprint. He stated that Sprint would like to utilize the cell tower but needed to increase the height and setback requirements in order to do so.

Mr. Svoboda inquired as to how many entities are currently utilizing the tower.

Mr. Barnett stated that there were three (3) in addition to the emergency services. He stated that even with the ten (10) foot increase in height they were requesting on Sprint's behalf, it would still be below the emergency antenna that is erected on the tower.

Mr. Scheer inquired as to if there would be any trees removed.

Mr. Barnett stated that he was not certain.

Mr. Scheer inquired as to if the removal of the landscaping trees on Page C1 on the plan was correct. Mr. Barnett stated that was correct but that twelve (12) trees would be planted after the installation was complete and as required by City Code, they would be Scotch Pines.

Mr. Scheer inquired as to if there were any other changes.

Mr. Barnett stated that there were none other than the extension of the tower and the adding of trees.

Mr. Austermann inquired as to if the twenty (20) foot chain-link fence was to be removed.

Mr. Barnett stated that the fence would be removed during the installation, but would be replaced and trees added when finished.

Mr. Austermann inquired as to the size of the coverage area the new antenna would supply.

Mr. Barnett stated that he was not certain.

Mr. Austermann inquired as to if it would be miles of coverage.

Mr. Barnett stated that this tower would connect with other towers to increase service for Sprint customers.

No one spoke in support of the petition.

Speaking in opposition to the petition was Mr. Walter Whelan residing at 795 Top Notch Lane. Mr. Whelan stated that he was not necessarily opposed to the petition, but that he would like to make certain the property was better maintained and that instead of Scotch Pines being used as a buffer the City would require Eastern Red Cedar trees.

The public hearing was closed at 7:07 p.m.

The public hearing was opened at 7:07 p.m.

B. A petition from Cindy Ruprecht to amend the Municipal Code to provide for equestrian facilities including horse boarding and arena riding activities, recreational uses (hayrides, picnics and swimming pool) and public campgrounds (short-term camping and recreational vehicles) as Special Uses in the M-1 Zoning District.

Notice of the Public Hearing was published in The Countian on Monday, November 7, 2011 and in The Current on Wednesday, November 16, 2011.

Ms. Ruprecht stated that the former facility at this location had been in operation for forty-five (45) years and was established by her father. She stated that it was her intention to board horses overnight and that there may be campers if they choose to stay with the horses.

Mr. Kiefer inquired as to how many acres Ms. Ruprecht has.
Ms. Ruprecht stated that it was 12.3 acres.

City Administrator Sabo reminded the Commission members that the application presently under consideration is to amend the Municipal Code to provide the framework under which she or anyone with property zoned M-1 could subsequently apply, and in view of this site specific questions were not relevant at this time. He added that if the code amendment is approved, the applicant would be returning with a Special Use Permit application for site specific authority at which time questions regarding the applicant's property would be appropriate.

Mr. Austermann inquired as to where Ms. Ruprecht's property was located.
Ms. Ruprecht stated that it was behind Byerly R.V.

No one spoke in support of or in opposition to the petition.

There being no further matters for discussion, the public hearing was adjourned at 7:11 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

The meeting was called to order at 7:11 p.m. by Secretary Siebenman.

Present at roll call were: Secretary Siebenman and members Alderman Sir, Kiefer, Schmiedeskamp, Austermann, Svoboda and Scheer.

Also in attendance was City Administrator Craig Sabo.

Chairman Knapp and Mr. Smith were absent.

On motion by Mr. Austermann, seconded by Mr. Svoboda and unanimously passed, the Minutes of September 28, 2011 were approved.

GUESTS:

There were no guests present who wished to address the Commission.

OLD BUSINESS:

There was no old business to be discussed.

NEW BUSINESS:

A. Consideration of a petition from Jeff Barnett, representing Sprint, for a Special Use Permit for a 10 foot increase in height and 20 foot setback to an existing legal non-conforming cell tower at 803 Top Notch Lane.

Mr. Scheer stated that he agrees that utilizing Eastern Red Cedar trees as landscaping buffers was a good idea.

Secretary Siebenman went over the six (6) points of factual determination as required in Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Scheer, seconded by Mr. Svoboda and unanimously passed by those members in attendance, approval was recommended for a petition from Jeff Barnett, representing Sprint, for a Special Use Permit for a 10 foot increase in height and 20 foot setback to an existing legal non-conforming cell tower at 803 Top Notch Lane with the following conditions: 1) Semi-annual weed control be required in the Spring and Fall, 2) Eastern Red Cedar trees be used instead of Scotch Pines, and 3) Any trees that perish be replaced with Eastern Red Cedar trees.

B. Consideration of a petition from Cindy Ruprecht to amend the Municipal Code to provide for equestrian facilities including horse boarding and arena riding activities, recreational uses (hayrides, picnics and swimming pool) and public campgrounds (short-term camping and recreational vehicles) as Special Uses in the M-1 Zoning District.

Mr. Scheer stated that the City rezoned multiple properties in the area including this parcel some time ago and that nothing has happened in terms of developing the properties. He stated that Ms. Ruprecht is requesting authority to utilize the property in its traditional fashion and that by allowing her to do so it may also bring tax revenue to the City. Mr. Scheer stated that any proposed Special Use within this zoning classification anywhere in the City would need approval to operate.

Mr. Svoboda inquired as to how Ms. Ruprecht would advertise her business.

Ms. Ruprecht stated that it would be web based advertising.

On motion by Mr. Svoboda, seconded by Mr. Austermann and passed with six (6) "YES" votes and one (1) "NO" vote (cast by Alderman Sir), approval was recommended for a petition from Cindy Ruprecht to amend the Municipal Code to provide for equestrian facilities including horse boarding and arena riding activities, recreational uses (hayrides, picnics and swimming pool) and public campgrounds (short-term camping and recreational vehicles) as Special Uses in the M-1 Zoning District.

ADDITIONAL BUSINESS:

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Mr. Svoboda, seconded by Mr. Scheer and unanimously passed, the meeting was adjourned at 7:21 p.m.

UPCOMING MEETINGS:

- December 14, 2011
- December 28, 2011

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary