

PLANNING COMMISSION MEETING MINUTES

Tuesday, February 28, 2012 at 7:00 P.M.

MEMBERS PRESENT: Craig Stephan, Sherri Neff, Dan Carter, Merle Parks, Jason Krone, Robin Neal, and Dave Pierce

STAFF PRESENT: Don Slone, AICP, CFM, Planning Director
Terry Barlow, Departmental Administrative Assistant

Chairman Parks called the meeting to order at 7:04 p.m. and asked for a roll call. Roll call listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the January 24, 2012 Planning Commission meeting. Commissioner Stephan made a motion to approve the minutes as written with a second from Commissioner Neal. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for a vote. The minutes were approved as written.

NEW BUSINESS

Chairman Parks introduced **Item No. 2: Special Use Permit; SUP-128: Verizon Tower @ The High School** a request for a special use permit on property zoned R-1, Single-Family Residential District to be located at 2301 S. 138th Street. Requested by Justin Anderson, SSC, Inc. on behalf of Verizon Wireless for the Bonner Springs Unified School District (U.S.D. 204), property owners of record. This request is in order to construct a one hundred-fifty (150) foot telecommunications tower facility that requires a special use permit.

Chairman Parks asked that all the Planning Commissioners disclose any contact with anyone on the item that is up for consideration.

Chairman Parks declared that he is sometimes a contract attorney for the school board but that would not influence his decision.

Commissioner Neal stated that her father is on the school board but that would not influence her decision.

Chairman Parks opened the public hearing at 7:07 p.m. and asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the listed conditions in the Staff report.

Commissioner Pierce stated that since he is a member of the School Board he needed to excuse himself from the proceedings due to a conflict of interest as he has already voted on this item at the School Board meeting. Commissioner Pierce left the meeting at 7:10 p.m.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Justin Anderson, SSC, Inc. on behalf of Verizon Wireless:**

- His client's are in agreement with all the conditions.
- This will be a one hundred-fifty foot telecommunication tower facility for Verizon Wireless.
- The telecommunications tower facility allows for additional carriers as well as ground space for the associated equipment cabinets.
- The added tower will improve cellular telecommunications throughout the western and southern side of the City and lessen the requirement for additional towers within the City.
- The telecommunications tower facility will include a ten (10') foot high cement masonry unit screening wall and gate with security lock.

Questions and comments from the Planning Commission:

- Commissioner Stephan asked if there was room for multiple carriers on this tower and Mr. Anderson stated that yes there would be enough room in the complex for more carriers.

- Commissioner Neff asked if this was the original site for the tower. Mr. Anderson stated that no they had originally wanted it closer to the residential properties located on Bluegrass Drive.
- Commissioner Neff asked why they decided to relocate the tower. Mr. Anderson answered that the telecommunications tower would have been too close to the residential homes and they could not expand the tower if needed. Moving the tower makes it easier to add on to and they are now as far as they can be from residential properties as they are located on the south parcel of the property. The school board gave them the idea for screening.
- Commissioner Krone asked how tall the wall was going to be that surrounded the telecommunications tower and also about any problems that they have had with other telecommunications towers located around schools. Mr. Anderson answered that they would be putting in a 10 foot high wall around the entire telecommunications tower compound and no they have had no problems with other towers located near schools.
- Commissioner Neal asked about the security around the compound and Mr. Anderson stated that they have a secure padlock system that they use and no one has entered the compound that was not authorized.
- Commissioner Krone asked if the project would be completed by the beginning of the school year and Mr. Anderson stated that they should be completed before the school year begins.
- Commissioner Krone stated that he is the Director of the YMCA and is concerned about the safety of the residents and students coming and going from the YMCA during construction. Mr. Anderson stated that the site will be marked off for safety and the construction company for Verizon will work with the YMCA and the school district to ensure the safety of everyone.

Chairman Parks asked if anyone in the audience had any questions or comments. Public comments include:

Herman McConico, 632 W. Kump Avenue, Bonner Springs, KS, stated that he is very much in favor of the tower as his cell phone service will be much better as he constantly has call drop due to the lack of cell towers.

Chairman Parks asked if there were any further questions or comments from the audience or the Planning Commission. Seeing none he closed the public hearing at 7:27 p.m. and asked for a motion. Commissioner Stephan made a motion to approve with the conditions listed in the Staff report with a second from Commissioner Krone.

Chairman Parks asked if the Planning Commission had any further questions or concerns. Seeing none he called for a vote. Motion passed by a vote of 6 to 1. Commissioner Neff voted no due to the tower location.

The Planning Director stated that he will forward this item to the Governing Body on March 26, 2012 with a Planning Commission recommendation of approval.

Chairman Parks asked if there was any further discussion or other items. Seeing none, he adjourned the meeting at 7:29 p.m.



Planning Commission Secretary