Chair Townsend called the meeting to order at approximately 7:00 p.m. Those members attending included Martha John, Fred Carroz, Dennis Hazelrigg, Phil Clithero and David Townsend. Also attending were the City Clerk, Sheela Amin, Development Services Manager, Pat Zenner, and Assistant City Counselor, Rose Wibbenmeyer.

The minutes from the regular meeting of December 10, 2013 were approved as submitted on a motion by Mr. Hazelrigg and a second by Ms. John.

The following case, properly advertised, was considered. All persons testifying were duly sworn by the City Clerk.

Case Number 1873 was a request by Jeff Parshall and Daniel Beckett, attorneys for Boone County Fire Protection District, for a conditional use permit to allow 20 foot omni style antennas to a previously approved 140 foot monopole style telecommunications facility, increasing the overall height of the telecommunications tower/facility to 155 feet, per the submitted general site and construction plans dated August 27, 2013 and the Boundary and Partial Topographic Survey (SUV-1) dated December 11, 2013, on property located at 2201 I-70 Drive Northwest.

Chair Townsend opened the public hearing.

Daniel Beckett, an attorney with offices at 111. S. Ninth, explained he was the attorney for the applicant, Boone County Fire Protection District, who owned the property located at 2201 I-70 NW, and also represented St. Charles Tower, Inc., the entity desiring to lease a portion of the property from the Fire Protection District. The lease between the two parties was contingent upon the conditional use permit. In November 2013, the Board approved the applicant’s request to construct a cell tower and support facility, but limited the height of the tower to 140 feet due to the advertised notice, even though the site plan submitted with the application showed a 140 foot tower with 20 foot whip antennas attached at 135 feet, making the overall height of the tower inclusive of the external antennas 155 feet. The additional 15 feet was required to meet the communication objectives of the Boone County Fire Protection District, and as a result, they were request the Board grant a conditional use permit to construct a 155 foot communications tower. He listed the eight submitted exhibit and noted the tower would be used for emergency communications by allocating tower space for antennas owned by the Boone County Fire Protection District in addition to serving commercial cellular communication carriers. He explained the tower and support facility would serve a public purpose by improving the County’s emergency support services and response in northwest Columbia, and its impact aesthetically would be minimal. The property was zoned C-P, and communication towers and antennas were a permitted use in a C-P district only after the issuance of a conditional use permit pursuant to the provisions of Sections 29-23 and 29-21.3. He understood the Board had to consider the matters outlined in 29-21.3(e)(2), and noted those matters had been satisfied. He asked the Board to grant the conditional use permit to allow construction of the communications tower and support facility per the specifications defined in site plan. It would not create an adverse impact, but would better
serve the community, improve the general welfare of citizens, and provide more reliable cellular coverage.

There being no further comment, Chair Townsend closed the public hearing.

Mr. Zenner understood there was some confusion in November relating to the site plan, which included two projecting antennas that were not included in the overall height of the tower. Staff’s recommendation of denial for the 155 foot height associated with the externally mounted antenna array was due to the location of the tower along the interstate and the residential development to the north. After the resubmission of the application and the justification for the whip antennas, staff re-evaluated the actual impacts associated with increasing the tower height to 155 while leaving the structural steel capped at 140 feet in terms of aesthetic impact and the benefit accrued. Staff did not find the height extension for the sole purpose of supporting emergency services to be objectionable, and felt the omni-antennas, which were 2-3 inches in thickness, would be almost completely unnoticeable. He noted staff recommended a condition of approval in that extension of the steel beyond 140 feet would require a full stealth design, which meant there were no exteriorly mounted antennas arrays or platforms, approval by the Board.

Ms. Wibbenmeyer stated the legal standards were those set in exhibits 2 and 3 provided by the applicant.

Mr. Townsend asked Mr. Beckett if he had any issue with the condition recommended by staff. Mr. Beckett replied no.

Ms. John made a motion to approve the conditional use permit to modify the 140 foot monopole style telecommunications facility, approved per Board of Adjustment Case No. 1870, such that its height may increase by 15 feet to a maximum of 155 feet, with the stipulation that the extension of the structural steel beyond 140 feet shall not be permitted without conversion of the existing monopole to a “stealth” design approved by the Board of Adjustment following a public hearing. The motion was seconded by Mr. Hazelrigg.

CASE NO. 1873 VOTE RECORDED AS FOLLOWS: VOTING YES: JOHN, CARROZ, HAZELRIGG, CLITHERO, TOWNSEND. VOTING NO: NO ONE. The conditional use permit to modify the 140 foot monopole style telecommunications facility, approved per Board of Adjustment Case No. 1870, such that its height may increase by 15 feet to a maximum of 155 feet, was approved with the stipulation that the extension of the structural steel beyond 140 feet shall not be permitted without conversion of the existing monopole to a “stealth” design approved by the Board of Adjustment.

There being no further business, the meeting adjourned at 7:12 p.m.

Respectfully Submitted,

Sheela Amin
City Clerk