

**MINUTES
PLANNING COMMISSION**

January 27, 2016

MEMBERS PRESENT: Kyle Adams, Sheree Brownson, Grant Mason, Gil Ning, Ronald Rehm, Jean Roberts, Fred Selig, and Mark Weaver

MEMBERS ABSENT: Jackie Middleton

STAFF PRESENT: Andrew Dutton

I. MINUTES

Gil Ning moved to approve the Minutes of the December 16, 2015. Jean Roberts second the motion. Motion carried 8-0.

II. CONDITIONAL USE APPLICATION – PUBLIC HEARING

#CU-387 Chris Galloway of Strategis, LLC representing the College of Wooster requested Conditional Use approval to locate a wireless telecommunication facility at 1200 Gasche Street in a CF (Community Facilities) District.

Mark Weaver recused himself as an employee of the College of Wooster. Jean Roberts disclosed that she was a volunteer coach for the volleyball team at College of Wooster. Kyle Adams disclosed that he was a volunteer football coach at the College of Wooster. Fred Selig also disclosed that his wife worked for the College of Wooster and he felt there was no conflict.

Jessie Styles for Strategis, LLC was present and indicted to make a presentation. Mr. Styles noted that Verizon identified a significant gap in its service capacity and coverage in the area and indicated there was a lease in place with the College of Wooster for the placing a concealed wireless telecommunication facility on the campus. Mr. Styles also stated the design of the plans was to conceal the facility. Mr. Styles continued that because of the increase demand for data, a customer may have a poor experience and the solution was to have more sites. Mr. Styles also added that a young user base at a place like the college added to demand. Mr. Styles added that a site like this was absolutely essential to have the network reliability that Verizon has come to depend on, the site met the city's requirements and the concealing of antennas was harmonious with the surrounding institutional land use. Mr. Styles continued that the site met or exceed all safety requirements with an eight foot fence and indicated there would be no pegs on the outside of the tower. Mr. Styles stated the location was fully approved by the FAA, FCC and the State Preservation Office and there were no concerns or issues. Mr. Styles discussed whether to place a flag on the top of the tower.

Lynn Emerson, resident, asked where the facility would be located. Mr. Styles indicated that it would be located adjacent to the baseball field by the dugout.

Ron Rehm closed the public hearing.

Gil Ning stated that he felt there had been an ugly experience with cell towers looking as though they are rusting. Mr. Styles stated that the tower would be galvanized and that the applicant would not allow that to happen with the tower. He also noted that everything is self-contained. Mr. Styles compared the fence to a regular flag pole with a wider diameter the tower would be 122 feet tall, and would not interfere with any communication system. He also noted that the company would be responsible to maintain the tower, fencing and the flag.

Gil Ning moved to approve Chris Galloway of Strategis, LLC representing the College of Wooster, requesting Conditional Use approval to locate a wireless telecommunication facility at 1200 Gasche Street in a CF (Community Facilities) District. Fred Selig seconded the motion. Motion carried 7-0.

III. DEVELOPMENT PLAN APPLICATION

#SP-597 Chris Galloway of Strategis, LLC representing the College of Wooster requested Final Development Plan approval to locate a wireless telecommunication facility at 1200 Gasche Street in a CF (Community Facilities) District.

Jean Roberts moved to approve #SP-597, Chris Galloway of Strategis, LLC representing the College of Wooster requesting Final Development Plan approval to locate a wireless telecommunication facility at 1200 Gasche Street in a CF (Community Facilities) District with staff recommendations that the proposed flag shall be a flag of a nation, government or non-commercial organization as indicated in Section 1171.03(d)(3), and a 15 ft. buffer area shall be maintained and required vegetative screening shall be installed per the requirements of Section 1173.06(g). Grant Mason seconded the motion.

Ron Rehm asked for further comments. Jessie Styles commented that he was very much aware of the required buffer area, but because of the unique layout of the site, he felt it was the best that could be done with the available area. Mr. Styles requested that the buffer yard be less than 15 ft. given the unique nature of the site and the limited space. Andrew Dutton, Planning and Zoning Manager, noted such a request would require approval from the Board of Building and Zoning Appeals. Jean Roberts amended her motion to say that the requirements of Section 1173.06(g) shall be met, or the applicant shall receive approval from the Board of Building and Zoning Appeals. Grant Mason seconded the amended motion. Motion carried 7-0.

IV. ADJOURNMENT

Fred Seling moved to adjourn the meeting. Gil Ning seconded the motion. Motion carried 7-0.

Meeting adjourned at 6:08 p.m.

Ronald Rehm, Chairman

Carla Jessie, Administrative Assistant