



**SCOTT COUNTY
ZONING BOARD OF ADJUSTMENT
JANUARY 23, 2019
4:00 P.M.**

2nd Floor, Room 258
Scott County Courthouse
400 West Fourth Street
First Floor Board Room
Davenport, IA 52801

MEETING MINUTES

Members Present: Guy, Scheibe, Winborn

Members Absent: Dittmer, Madden

Staff Present: Timothy Huey, Planning and Development Director
Taylor Beswick, Planning and Development Specialist

Others Present: Nathan Ward (applicant representative) via phone

1. **Call to order:** Chair Scheibe called the meeting to order at 4:01 P.M.
2. **Approval of Minutes:** Guy made a motion to approve the November 28, 2018 meeting minutes. Winborn seconded the motion. All Ayes (3-0).
3. **Election of 2019 Officers:** Winborn made a motion to reelect Scheibe as Chair and Dittmer as Vice Chair. Guy seconded the motion. All Ayes (3-0).
4. **Public Hearing – Special Use Permit:** Chair Scheibe briefly read the request of FTC Towers, LLC for approval of a Special Use Permit for a 190 foot self-supporting lattice communication tower and associated equipment at 22511 300th Street on a 36 acre parcel located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 14 of Butler Township. Staff was then requested to present a review of the site plan.

Huey noted that this application is for a communication tower located near the City of McCausland in Butler Township. Currently, a hog confinement exists adjacent to the proposed tower site. Huey displayed aerial photos, the zoning map, and site photos. Huey said it was staff's view that the impacts of the proposed construction of a 190 foot communication tower to adjacent parcels would be minimal.

Chair Scheibe welcomed the applicant to respond via phone. Ward commented there was additional research conducted on the site because of the close vicinity to a migratory bird

path along the Wapsipinicon River. In coordination with the Iowa Department of Natural Resources, FTC designed the tower for this site to have limited height and light accessories to limit the threat to wildlife along the migratory bird path.

Ward also shared to the board that the construction of this tower is part of a nationally mandated program to expand cellular networks for first responders during emergencies. This program is in response to the events of 9/11. In addition, the tower will expand the civilian cellular network. This tower is 1 of 160 structures which are being added to the Northeast Quadrant of Iowa.

Huey asked if co-location will be allowed on this tower. **Ward** confirmed that SCTC (tower operator) will allow co-location of other provider's equipment on the tower.

Chair Scheibe closed the public comment portion of the public hearing. **Scheibe** requested the staff's recommendation. **Huey** recommended approval of the Special Use Permit with the following two conditions:

1. The applicant allow the co-location of similar transmitter facilities if this is determined to be a suitable location for additional users in the future.
2. The tower be dismantled and removed if the use is discontinued for one year or greater.

Winborn made a motion to approve with conditions. **Guy** seconded the motion. **All Ayes (3-0). Special Use Permit Approved.**

5. With no other business to discuss, **Chair Scheibe adjourned the meeting at 4:15 P.M.**