Jones County Board of Adjustment Meeting Minutes July 17, 2018 at 4:00 p.m.

Members present:
Cindy Hall, Chairperson
Paul Thomsen
Ethan Zumbach

Members absent:
Nicole Stecklein
Catherine Davies

Staff present:
Michele Lubben – Land Use Administrator

Visitors present:
Judy Tuetken – 23004 150th Ave., Monticello
Ed Mulligan – 16107 80th St., Olin representing the owner
Chris Wiese – CellSite Solutions
Tim Fay – P&Z member

A quorum of members of the Jones County Board of Adjustment was achieved at 4:00 p.m. and the meeting was called to order by Chairperson Cindy Hall.

Introductions of the Board of Adjustment, staff and visitors took place.

Motion by Thomsen seconded by Zumbach to approve the agenda for the meeting. All aye. Motion carried.

Motion by Thomsen seconded by Zumbach to approve the June 19, 2018 meeting minutes. All aye. Motion carried.

Motion by Thomsen seconded by Zumbach to open the public hearing at 4:05 p.m. for a request by owner, Delores A. Sullivan and applicant Common Ground Capital LLC. who have applied for a special permitted use for a parcel legally described as NE ¼ NW ¼ of Section 14 of Lovell Township and is generally located near 22776 150th Ave., Monticello. The property was rezoned from the R-Residential District to the A-Agricultural District at the Board of Supervisors meeting on July 17, 2018 and will become effective when published. The Special Use Permit is for a communication tower according to Article XIV Wind Turbine and Communication Tower Requirements. More specifically, the proposed tower is a 250 ft. guyed tower. All aye. Motion carried.

The Land Use Administrator noted that the Board received copies of the application, aerial map, and the written report. All adjoining landowner letters were delivered and a written comment was received

from Mike and Connie Dirks and a subsequent response was sent to the Dirks' by the Land Use Administrator with some clarifications to their letter. Chris Wiese discussed the information regarding the proposed tower about the primary tenant will be Cover 2 which is a partnership with independent Iowa telephone companies to build a 55 site network across Iowa. The network will be a roam only network, partnered with AT&T, that will provide LTE coverage for AT&T mobility customers and FirstNet subscribers. FirstNet is a federally commissioned nationwide mobile network for emergency services personnel (police, fire, EMT). Iowa has opted-in as a state and the service will provide priority and preemption for emergency services subscribers at all times so their service is always available during an emergency or crisis. Chris expects that this will be the last tower required for the FirstNet system in Jones County. The Langworthy tower is constructed and almost up and functioning. The Cascade tower will be built this week (Friday 7/20/18) and Wyoming will be built next week (7/23/18). This tower will be built with extra capacity which will allow for co-location to reduce future towers in the area and it will help pay for the investment in the proposed tower. The tower location in this area has complications because of the proximaty of the Monticello Airport. The tower will be built according to county specifications, painted aviation orange and white and only have red nighttime beacon lighting. Neighbor Judy Tuetken has concerns with the visibility of the tower from her location. Chris Wiese explained that this tower is a guyed tower which has a slim profile. Tim Fay questioned the county tower at Amber and the state tower at County Home Rd E-23 and how many towers are needed for emergency response and a possibility of a moratorium on cell towers in order to have companies prove co-location is not possible.

Motion by Thomsen seconded by Zumbach to close the public hearing at 4:25 p.m. All aye. Motion carried.

Motion by Thomsen seconded by Zumbach to approve the Special Permitted Use in the A-Agricultural Zoning District for property located in the NE ¼ NW ¼ of Section 14 of Lovell Township and is generally located near 22776 150th Ave., Monticello.

Roll call vote:
Thomsen – aye
Zumbach – aye
Hall – aye

All aye. Motion carried. The red zoning zoning sign was not returned and approval will be send via regular mail to the owner and email to the applicant once it is returned.

Motion by Thomsen seconded by Zumbach to appoint Cindy Hall as the Chairperson for FY 2018-2019. All aye. Motion carried.

Motion by Thomsen seconded by Zumbach to adopt the administrative rules for 2018. All aye. Motion carried.

Next meeting, if needed, will be August 21, 2018 at 4:00 p.m. Deadline for applications for this meeting will be August 1, 2018.

Motion by Zumbach seconded by Thomsen to adjourn the meeting at 4:35 p.m. All aye. Motion carried.