

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, September 28, 1993

Mr. Stone called the meeting to order at 7:30 P.M.

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Robert Hosfeld; Mr. Peter McMahon; Mr. James Durham (where noted). Absent: Mr. Stanley Swartz. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney.

MOTION: Mr. Foland moved to excuse Mr. Swartz from the meeting as he gave notice to staff. Mr. McMahon seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes:

MOTION: Mr. Hosfeld moved to approve the Planning Commission minutes of August 10, 1993, as written. Mr. Foland seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Mr. Schwab stated that a letter had been received from William and Shirley Boland objecting to the cellular communications tower being proposed and a subject of the public hearing at this meeting.

PUBLIC HEARINGS

Cincinnati SMSA Limited Partnership (Ameritech) - Conditional Use/Variance

Mr. Schwab reviewed the Conditional Use application submitted by Cincinnati SMSA Limited Partnership for Ameritech to construct a cellular telephone antenna at 85 Loop Road which the Bob Ross property. The zoning on the property is B-PD, Business Planned Development. The maximum antenna height permitted in this zoning district is 110 ft. The applicant is proposing a 150 ft. single pole antenna with an additional 4 ft. of height for the antenna structure at the top for a total of 154 ft. The required setback is 110% of the antenna height which in this case would be 169.4 ft. of setback from the south and east property line. The applicant is proposing 10.81 ft. from the south property line and 15.36 ft. from the east property line.

Mr. Durham arrived at this time.

Mr. Schwab explained that this application has two issues. The first is the conditional use to allow the antenna tower to be constructed on this particular site and the second is to allow variances for the setback of the antenna from the applicant's

property lines and the height of the antenna.

Mr. Schwab stated that there are four specific requirements that the Ordinance directs toward the construction of an antenna tower-- maximum height requirement, minimum setback requirement, no lighting other than required by the FAA (Federal Aviation Administration), and no signage other than required by the FAA. Of those four requirements, the applicant is seeking variances for two of those standards.

Mr. Schwab reviewed each of the standards contained in the City Zoning Ordinance all of which must be met before a variance is granted.

Mr. Schwab stated that the Bob Ross property is substantial in size and the proposed location of the antenna, although it minimizes the impact on the Bob Ross property by locating the antenna structure in the far southeast corner of the applicant's property, this location maximizes the impact the Harrigan Chrysler Plymouth Car Dealership property located directly to the east and adjacent to the applicant's property and maximizes the impact on the I-675 Interstate roadway adjacent and south of the Bob Ross property. Mr. Schwab stated that the issues of tower failure and ice collecting on the antenna structure and melting and the wind carrying the falling ice onto cars and buildings located on the adjacent Harrigan Chrysler Plymouth property relate to the antenna setback requirements in the Zoning Ordinance. The City Planning Staff's opinion is that the Bob Ross property is large enough that the antenna tower can be located on the applicant's property so that a setback variance would not be necessary. Therefore, staff recommended that two requested variances for the antenna setback from the south and east property lines be denied.

Mr. Schwab stated that the variance for the tower height is addressed by Ameritech simply stating in the application that the antenna height must be at least 154 feet high to be useable on the applicant's property for the intended purpose. Mr. Schwab recommended denial of the variance to the antenna height because in the Staff's opinion the application contained insufficient information to substantiate the applicant's position on the antenna height required. Mr. Schwab stated that the Radio Frequency (RF) Design Engineer for this proposed Ameritech site was present at the meeting and would have additional information of this issue.

Staff recommended to deny the conditional use application based on the two variances requested in the application not meeting all the standards in the Zoning Ordinance required for the granted of the variances.

Mr. Stone opened the public hearing.

Mr. Jim Leahy, representing Ameritech, Mr. Tim Boizell, design engineer, and Mr. Pat Mills, project architect, were present for the review of their project.

Mr. Leahy stated that he had contacted the property owner, Bob Ross, and was granted permission to change the proposed location of the antenna to eliminate any setback variances. Mr. Leahy stated that this particular site was chosen since it is well removed from residential areas.

Mr. Boizell stated that the reason for the height on this tower allows good coverage for this area and to make sure that they do not have to come back and ask for additional sites to get proper coverage in the future. This site will cover a 3 to 4 mile radius. Mr. Boizell distributed to each Planning Commission member a map of the current location of the Dayton Area Ameritech Cellular antenna sites (including the proposed Bob Ross location) and a list of the antenna heights at each location.

Mr. Stone asked what the minimum antenna size would be.

Mr. Boizell stated that it would be approximately 100 ft. in high capacity areas which would only cover about 1 mile. This size would be used more for a capacity issue rather than a coverage issue.

Mr. Leahy asked that the application be amended to show the relocation of the tower structure on the site as he explained earlier in the meeting. He stated this would make the only variance issue that of antenna height.

Mr. Stone asked if the maintenance building met the proper setback requirements.

Mr. Schwab stated that this building would be considered an accessory building and would only require a 5 ft. setback from each property line.

There being no other speakers, Mr. Stone closed the public hearing.

MOTION: Mr. McMahon moved to recommend approval of the conditional use application including the requested variance for 154 ft. tower height conditional upon the location of the tower being setback 169 ft. from the south and east property lines at 85 Loop Road, for Cincinnati SMSA Limited Partnership (Ameritech). Mr. Foland seconded the motion. The motion was denied 2-3 with Mr. Stone, Mr. Durham and Mr. Hosfeld voting no.

There being no further business, the meeting was adjourned.

*Set a Set* 10/12/93

