



**PLANNING AND ZONING COMMISSION
PUBLIC HEARING**

Meeting Minutes
Tuesday, February 25, 2020
7:00 PM

Call To Order

The Meeting of the Planning and Zoning Commission, Village of Elwood, February 25, 2020, at 7:00 pm, was called to order by Chairman, Greg Hickey.

Roll Call

Present:

Greg Hickey, Chairman
John Brach, Commissioner
Doug Vaughn, Commissioner
Kendy Elbersen, Commissioner
Joe Meyers, Commissioner
Ray Galuszka, Commissioner

Also, Present:

Village Clerk/Village Administrator Julie Friebele, Director of Public Works Larry Lohmar, and Attorney Jordan Kielian

Not Present:

Jake Fanning, Commissioner

Presentation Of Minutes

A motion was made by Commissioner Galuszka to approve the minutes of September 24, 2019, meeting as presented. Commissioner Elbersen seconded the motion. A vote was called: Commissioner Brach – yes, Commissioner Elbersen – yes, Commissioner Meyers – yes, Commissioner Vaughn – yes, and Commissioner Galuszka – yes. The motion carried.

Public Comments

There were no public comments.

Public Hearing

Special Use Permit to Permit the Construction of a 150' Monopole Cell Tower on Approximately 75' X 75' Lease Area and Access and Utility Easements for the Operation of a Telecommunication Facility ('Cellular Tower') in an I-1 Industrial District.

Open Public Hearing

A motion was made by Commissioner Elberson to open and conduct a public hearing to hear testimony for a Special Use Permit to Permit the Construction of a 150' Monopole Cell Tower on Approximately 75' X 75' Lease Area and Access and Utility Easements for the Operation of a Telecommunication Facility ('Cellular Tower') in an I-1 Industrial District.

Commissioner Galuszka seconded the motion. A vote was called: Chairman Hickey – yes, Commissioner Brach – yes, Commissioner Elberson – yes, Commissioner Meyers – yes, Commissioner Vaughn – yes, and Commissioner Galuszka – yes. The motion carried.

Applicant/Petitioner: Central States Tower IV, LLC
Bill Schrader

Public Discussion

The subject property is located within the I-4 zoning district. The primary character of the surrounding area consists of industrial uses. The applicant is requesting the review and approval of a Special Use Permit for the installation of a new one hundred fifty-foot (150') monopole with associated antennas and ground-mounted equipment in the I-4 zone district.

New telecommunication facilities in industrial zone districts that do not meet the definition of Small Wireless Facilities (Sec. 164.02) may be permitted as Special Uses in accordance with Section 162.097(G) of the Code of Ordinances. The applicant has submitted an application for Special Use to permit the construction of a one hundred fifty-foot (150') monopole with associated antennas, ground-mounted equipment, and access and utility easements within a 5,625 sq ft (75' x 75') lease area.

The subject site is approximately 4.69 acres and located within the I-4 (Large Scale Planned Industrial - Industrial Park Overlay) zone district. The primary character of the area consists of heavy industrial and intermodal uses. The site is currently owned by the Village of Elwood and is vacant, aside from minor flatwork and minimal landscaping. The total proposed site disturbance to the install the monopole and access road is roughly 12,000 sq ft (.26 acres).

According to Sec. 162.097, telecommunication towers are subject to the principal structure setback, height, and bulk standards for the zone district in which the facility is located. The proposed siting of the structure meets all setbacks and bulk standards for the zone district, though there is no height limit provided for structures in the I-4 district.

Close Public Hearing

A motion was made by Commissioner Vaughn to close the public hearing. Commissioner Galuszka seconded the motion. A vote was called: Chairman Hickey – yes, Commissioner Brach – yes, Commissioner Elberson – yes, Commissioner Meyers – yes, Commissioner Vaughn – yes, and Commissioner Galuszka – yes. The motion carried.

Actions to be Taken Following the Public Hearing

- i. A motion was made by Commissioner Brach to recommend approval of the Special Use Permit for the property located at 26562 South Elwood International Port Road which meets the criteria of the Code of Ordinances and, based upon such finding, recommend approval of the Special Use Permit with the following requirements:
 1. The tower and associated equipment shall be of a neutral color;

2. Compliance with the approved Plans and Specifications;
3. Compliance with all Village Ordinances.

Commissioner Elberson seconded the motion. A vote was called: Commissioner Brach – yes, Commissioner Elberson – yes, Commissioner Meyers – yes, Commissioner Vaughn – yes, and Commissioner Galuszka – yes. The motion carried.

- ii. A motion was made by Commissioner Meyers to approve the Report to the President and Board of Trustees from the Plan Commission. Commissioner Elberson seconded the motion. A vote was called: Commissioner Brach – yes, Commissioner Elberson – yes, Commissioner Meyers – yes, Commissioner Vaughn – yes, and Commissioner Galuszka – yes. The motion carried.

Other Business

No comments or other business was discussed.

Adjournment

A motion was made by Commissioner Galuszka to adjourn the meeting. The motion was seconded by Commissioner Meyers. All the Planning and Zoning Commissioners voted in favor of the motion. The motion carried.

Julie Friebele, Village Clerk