

**MINUTES of the GRANT COUNTY
AREA BOARD OF ZONING APPEALS
March 3, 2014**

A PUBLIC HEARING OF THE GRANT COUNTY BOARD OF ZONING APPEALS was held on Monday, March 3, 2014 at 6:00 P.M. on the first floor of the Grant County Office Complex at 401 South Adams Street, Marion, Indiana.

The following members were present: Lois Jones, William Johnson, Teresa Mendoza, Bob Monroe, Karen Owen Chip Long, Vice-Chairman and Doug Kingseed, Chairman. No members were absent. Staff present was Executive Director Steve Niblick and Bob Highley.

Doug Kingseed brought the meeting to order with the Pledge of Allegiance.

William Johnson moved and Lois Jones seconded that the minutes from February 3, 2014 be approved as submitted; vote was 5-0-2 with Doug Kingseed and Bob Monroe abstaining; motion carried.

Steve Niblick went over the rules and procedures.

Docket: 01SP-14 **Public Hearing** **Name:** Jack & Jayne Farms LLC
Address: west side of River Road north of Shady Hills Subdivision, Grant County, Indiana
Zoning District: Agriculture (AG)
Legal Description: Being .229 acres more or less and located in the Northeast Quarter of Section 25 in Pleasant Township, Grant County, Indiana
Request: allow construction of a wireless tower in an Agriculture zone district.

Russell Brown, 320 N. Meridian Street, Ste. 1100, Indianapolis, IN, representing Jack & Jayne Farms, LLC, was present. Mr. Brown stated Verizon is requesting approval for a 100' x 100' lease area to place a 190' Communication Tower. Mr. Brown stated that the tower compound would be placed as close as possible to the tree area. It will be a 185' monopole tower with a 5' lightening rod at the top, which will accommodate three (3) additional co-locators. The new tower will provide coverage for an area between State Roads 9 & 15, and will help reduce dropped calls.

Doug Kingseed stated that the tower was 190' and that the tower was going to be 233' from the road. Mr. Kingseed questioned the distance from the road and the tower, if the tower were to fall. Mr. Brown answered that the tower was made to collapse on itself. He also stated that the tower was a necessity to help with the current problems with data usage, speed, and dropped calls.

William Johnson asked if the tower was in the floodplain. Mr. Brown stated that the tower would be above any flooding. Steve Niblick referenced tab 3, in the presentation booklets that each member received, regarding the surveyors findings for the floodplain. Mr. Brown stated that if the Highway Department required a culvert they would put one in.

Karen Owen asked about how well the tower held up to flooding. Mr. Brown stated that at the foundation level there were subterranean borings and that at foundation level would be able to withstand water. The tower is made to withstand half inch ice and 75 to 80 mph winds.

Maintenance of River Road was discussed by the board & Mr. Brown. It was determined that the matter was for the Highway Department to handle.

No objector in the audience and an e-mail from Robert V. Dunn is on file. Mr. Dunn is an adjacent landowner and would like to know if Verizon would consider an emulated tree form of tower. Mr. Brown stated that those are mainly found in the western states and have not seen them used in Indiana. Elizabeth Williams 320 N. Meridian Street, Ste. 1100, Indianapolis, IN representing Jack & Jayne Farms, LLC stated that she has seen two of these towers one in California and one in Las Vegas.

Motion: William Johnson moved and Teresa Mendoza seconded to approve Docket #01SP-14 to allow the construction of a wireless tower in an Agriculture zone district. All members present voted yes. Vote 7-0; motion carried.

OTHER BUSINESS:

Election of officers:

Bob Monroe nominated Chip Long for Chairman and Lois Jones seconded, there being no other nominations. Chip Long elected Chairman.

Bob Monroe nominated Teresa Mendoza for Vice-Chairman and Lois Jones seconded, there being no other nominations. Teresa Mendoza elected Vice-Chairman.

There being no other business; Teresa Mendoza moved and Lois Jones seconded to adjourn, vote 7-0: meeting adjourned at 6:40 PM.

Doug Kingseed, Chairman