

Perkins County Planning Commission Meeting  
Minutes  
Perkins County Courthouse District Court Room, Grant, Nebraska  
7:30 p.m.  
August 26, 2013

1. The Perkins County Planning Commission held a meeting and public hearing on Monday, August 26, 2013. Chairman Glenn Colson called the meeting to order at 7:30 p.m. Chairman Colson pointed out the Open Meetings Law Language location on the South wall of the court room. Review of the agenda was taken and no changes were requested. Chris gave certification that publication of the meeting and hearings were published in the August 15, 2013 edition of the Grant Tribune Sentinel.
2. Roll call was taken and the following members were present: Val Foster, Tom Tines, Glenn Colson, Bob McCormick, and Debbi Osler. Also in attendance was Perkins County Attorney Rick Roberts, Zoning Administrator Chris Loeffler, authorized agent for Viaero Wireless Rick Bailey, and one member of the public.
3. Chairman Colson asked for any additions or corrections to the January 29, 2013 minutes and the June 24, 2013 minutes. It was discussed that we would still not have a majority of members present to approve the January meeting, because those present were not at that meeting, and would need to abstain from the vote. It was moved by Tom, and seconded by Bob, to dispense of the reading, and approve the minutes of the June 24, 2013 meeting as presented. Roll call vote. Debbi Osler, abstain, Bob McCormick yea, Glenn Colson yea, Val Foster yea, Tom Tines yea. Motion failed for lack of majority of members of body voting in favor of approval. These minutes will be placed on the next meeting's agenda for approval.
4. Chairman Colson opened the public hearing to amend the regulations dealing with Radio, Television, and Wireless Communication Towers at 7:35 p.m. Shannon Malmkar arrived at 7:37 p.m. Chris gave a brief overview of the amendment, attached as document # 01-08242013. She explained how the regulation committee came to a decision about the regulations. Chairman Colson asked the public for any comments, and Mr. Bailey spoke about 609.06-2b. He explained to the Planning Commission that the 10% addition to the fall zone setback is not necessary scientifically. The Planning Commission asked several questions of Mr. Bailey. Shannon asked why 609.06-4 and 5 were in the language because we don't have any residential zones. The group discussed both issues. Chairman Colson asked for any additional comments from the public or the Planning Commission, and being none, he closed the public hearing at 8:07 p.m.
5. It was moved by Shannon, and seconded by Debbi, to recommend adoption of additional language that appears in red, and to strike language as shown in attached document # 02-08242013. Roll call vote. All ayes. Motion carried.
6. Chairman Colson opened the Conditional Use public hearing for Viaero Wireless Cell Tower at 8:11 p.m. Mr. Bailey gave a handout to the Planning Commission, attached as document # 03-08242013. He went over several specifics of the cell tower, and the reason for this particular location. The Planning Commission asked several questions of the applicant. Mr. Leon Kumor gave comment on the project. His concern was that every highway in Perkins County is a VFR (visual flight rules) corridor. A highway is used by pilots if they find themselves in low visibility to get to an airport to land. A tower placed so close to the highway is a hazard. He recommended requiring the applicant to place aviation balls on the guy wire closest to the highway. Mr. Bailey commented on this concern, saying that if an aircraft is lower than 300' to the ground, they are too near the ground. But he did see the merit of this concern. Chris gave her findings of fact

concerning this application, attached as document # 04-08242013. With the amendment proposed earlier in the evening, the application will meet the setbacks.

7. Shannon moved, and Bob seconded, to recommend approval of the Viaero Wireless conditional use, as submitted, on the NW ¼ of the SW ¼ of 34-9-38 in Perkins County. More discussion of aviation balls took place, and the group looked up bird diverters and cable balls online. The group also discussed the conditions Chris had recommended in her findings of fact document. It was moved by Tom, and seconded by Debbi, to add the following conditions to the original motion: 1. Applicant shall install aviation visibility balls midway on the outer guy wire. 2. Applicant shall give written technical evidence that the tower will meet the established building code, and all other construction standards set forth by the county board, and federal and state and ANSI standards. Roll call vote for the amendment to the motion. All ayes. Motion carried. Then the group voted on the original motion. Roll call vote. All ayes. Motion carried. Chris explained to the applicant that another public hearing will take place with the county board tentatively set on September 16<sup>th</sup>.

8. Next on the agenda was reports of committees. Chairman Colson asked if there were any other reports from committees, and being none, Chris gave her Zoning Administrator report, attached to these minutes as document # 05-08262013.

9. Under Old Business appeared a possible amendment to the zoning regulations: housing zone. Debbi Osler spoke to this issue, and explained her thoughts. She sits on a committee that is working to solve a housing shortage in Grant. She asked the Planning Commission to think about how we could help the housing shortage. The group discussed some possibilities, and it was the consensus of the group to allow Chris to work with Deb in asking a representative of NIFA to come to Grant to meet with various concerned citizens.

10. Ethical principles was next on the agenda. Chris discussed the two drafts that were mailed out earlier. The group discussed them, and it was the consensus that the Planning Commission should review both documents to decide which should be adopted. Mr. Roberts said it would be adopted as a board policy.

11. Chairman Colson asked for any new business, and being none, he adjourned the meeting at 9:33 p.m.

Respectfully submitted,

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Chris Loeffler, substitute secretary for Shaun Meyer