



LOUISBURG PLANNING COMMISSION MEETING MINUTES

Wednesday November 4, 2020

SPECIAL CALL MEETING

The Planning Commission of the City of Louisburg, Kansas met at 6:30 p.m. in the City Hall Council Chambers with Chairperson Andy Sauber presiding.

ATTENDANCE:

Commission Members:	Les Page, Michael Sharp, Nate Apple, and Rick Phillips
City Administrator:	Nathan Law
City Council:	Thorvald McKiernan
City Staff:	Jean Carder
Recording Secretary:	Rusty Whitham
Visitors:	Gerald Silvers and James Roarty

ITEM 1: ROLL CALL

ITEM 2: ADOPTION OF THE AGENDA:

A motion was made by Les Page to adopt the agenda. The motion was seconded by Nate Apple. The motion passed 5-0.

PUBLIC HEARING BUSINESS ITEMS:

Item 3: 20004-SUP (Special Use Permit) 29140 South Rogers Road – Communications Tower needed to facilitate new Wastewater Treatment Plant currently under construction. This proposed line-of-sight tower is needed to communicate with a tower located at the sewer lift station at 206 North Broadway (Parcel ID: 113060000005010).

Administrator Nathan Law explained that the proposed communication tower was originally designed to be 45-50 feet tall with an antenna located at the top the City Council is exploring options that would greatly reduce the tower height. Administrator Law also said that this tower will be like the one approved by the Planning Commission through a Special Use Permit process on September 30, 2020 (Reference SUP-20002). At the time the Planning Commission stipulated that the tower be constructed with a galvanized finish and be a mono-pole design in accordance with section 614 of the Zoning Regulations.

Administrator Law then clarified that the proposed towers will not use line-of-sight technology. Both towers will use radio frequency to communicate with each other. The use of radio frequencies will greatly reduce the height of both towers to less than thirty-five (35) feet. The reduced height will eliminate the need for an SUP at either location. Reference section 614 of the Zoning Regulations:

“Radio, communication, and television towers over thirty-five (35) feet in height may be constructed in a "C-1", "C-2", "C-3", "C-S", "B-P", "I-1", or "I-2" district upon approval of a special use permit.”

Administrator Law mentioned that until the actual tower height is determined the City will continue with the SUP request. If the towers are indeed less than thirty-five (35) feet, the SUP will no longer be needed and then voided.

Andy Sauber opened this topic for public comment.

Gerald Silvers stated that he lives near the proposed tower site on 295th Street. Silvers asked if the new tower would replace any of towers currently located at the Public Works building on Rogers Road. Administrator Law said no. Silvers said that he currently experiences interference on his television and he believes the issue is caused by the existing communications towers. Silver explained that he gets television interference every time anyone uses radios to communicate. Silver asked if a filter system can be installed to eliminate the interference. He also asked if the new tower would make things worse. Administrator Law said he did not know but said he would ask the engineers if something can be done to reduce the issue.

James Roarty began his conversation with the Planning Commission by stating that he lives at 29590 South Rogers Road. Roarty asked if the City could use the large existing communications tower located next to the Public Works building instead of adding a new tower. Administrator Law said the large tower is owned by U.S Cellular and is located on City property. The property is leased by U.S. Cellular and as part of the lease agreement the City is allowed to utilize limited amount of space on the tower. Unfortunately, the City recently donated their space to Miami County to install emergency radio communications equipment. This arrangement was done to improve public safety. No further space is available to the City under the current lease agreement. Therefore, another smaller tower is needed for the new wastewater plant. James Roarty understood Administrator Law's answer and thanked him.

No further public comment was made. Andy Sauber closed the public comment portion of the meeting.

The eight Golden Factors were then discussed. The Planning Commission determined that this SUP request meets minimum requirements outlined in each of the Golden Factors.

After additional discussion Les Page made a motion to approve a communication tower greater than thirty-five (35) feet to be constructed at 29140 South Rogers Road. This SUP shall be in accordance with section 614 of the City Zoning Regulations. This SUP shall have one stipulation:

1. The tower shall maintain a hot dipped galvanized finish and shall be a mono-pole design

The motion was seconded by Michael Sharp. The motion passed 5-0.

This motion and recommendation will be forwarded to the Governing Body for further consideration on November 16, 2020.

Item 4: ADJOURNMENT:

A motion was made by Nate Apple to adjourn the meeting. Second was made by Michael Sharp. The motion passed 5-0. Meeting adjourned at 6:41p.m.

Submitted by Rusty Whitham