



# CITY of MEDINA

## Planning Commission

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### Planning Commission Meeting

Meeting Date: October 23, 2014

Meeting Time: 7:00 pm

Present: Paul Rose, Bruce Gold, Paul Becks, Jerry Lash, Rick Grice, Sandy Davis, Administrative Assistant, Justin Benko (Associate Planner), Jonathan Mendel (Community Development Director)

Absent: None

Minutes: Paul Becks made a motion to approve the July 10, 2014 minutes as submitted. Mr. Lash seconded the motion.

Vote:

Grice	<u>Y</u>
Gold	<u>abstain</u>
Rose	<u>abstain</u>
Becks	<u>Y</u>
Lash	<u>Y</u>
Approved	3 yeahs-2 abstentions

Mr. Gold made a motion to approve the August 14, 2014 minutes as submitted. The motion was seconded by Mr. Rose.

Vote:

Lash	<u>abstain</u>
Becks	<u>Y</u>
Rose	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>abstain</u>
Approved	3 yeahs-2 abstentions

Announcements: Mr. Grice announced that on September 11, 2014, the Vice-Chairman for the Planning Commission, Chet Pucilowski, passed away. Mr. Grice stated Mr. Pucilowski served the community in terms of the city on City Council, Planning Commission, Board of Zoning Appeals, and more. Mr. Grice stated Mr. Pucilowski served on many committees outside of the city also. Mr. Grice stated Mr. Pucilowski served as the Vice Chairman of the Planning Commission and will be greatly missed.

Mr. Grice asked for nominations for a Vice Chairman to complete Mr. Pucilowski's term through the end of the year. Mr. Lash made a motion to nominate Bruce Gold as Vice-Chairperson. Mr. Rose seconded the motion.

Vote:

Grice	<u>Y</u>
Gold	<u>Y</u>
Rose	<u>Y</u>
Becks	<u>Y</u>
Lash	<u>Y</u>
Approved	5-0

Mr. Grice asked Mr. Mendel to do a resolution for Mr. Pucilowski that the Commission can pass along to his family which honors his service to the city and the Planning Commission.

Mr. Rose announced there is a renewal on the ballot for a levy for LST and he asked for everyone's support on Election Day.

Mr. Mendel stated the city now owns the Masonic Temple and they are in the final processes of negotiation with an architect to design the new municipal court building.

Old Business:

There was no old business.

New Business:

1. P14-25 N. Jefferson, PP#028-19B-15-068 Verizon CZC  
Justin Benko gave a brief overview of the case. Mr. Benko stated this is an application for Conditional use and site plan approval for a Cell antenna collocation on a new light pole.

Mr. Benko stated the parcel, Claggett Middle School Memorial Stadium, is located at the northeast corner of the N. Jefferson Street and E. Union Street intersection. Mr. Benko stated the portion of the site being referenced is the southwest corner of the site. Mr. Benko stated the site is adjacent to public facilities or residential zoning on all sides.

Mr. Benko stated the applicant has entered into a lease agreement with Medina City Schools for the collocation of cell antennas for Verizon Wireless on a newly constructed light pole at the Claggett Middle School Memorial Stadium. Mr. Benko stated the soccer field lights are currently 70' tall. Mr. Benko stated the applicant proposes replacing one 70' light pole with a 100' free standing light pole with the collocation of twelve cell antennas at the top of the light pole. Mr. Benko stated the actual lights will remain at their current height of 68 feet. Mr. Benko stated in addition, the applicant has proposed the construction of a 2250 sq. ft. equipment building. Mr. Benko stated the equipment shelter will replace the school district's current equipment shelter and will be large enough to house up to 3 different carriers. Mr. Benko stated the proposed shelter will also have a separate, locked entrance to allow for storage for Medina City Schools. Mr. Benko stated Wireless communication facilities are conditionally permitted within the city and require approval by the Planning Commission. Mr. Benko stated Mr. Benko stated the applicant has submitted five variance requests before the Board of Zoning Appeals. Mr. Benko stated the variances pertain to cell facility setbacks, accessory structure size, and landscaping requirements.

Mr. Benko stated collocation of proposed wireless telecommunication antennas are permitted as a conditionally permitted accessory use. Mr. Benko stated the applicant must demonstrate that there is no other technically suitable space for the collocation. Mr. Benko stated per the applicant, "several sites were contacted for the construction of a new cell tower, the selected location proved to be the ideal location." It provides increased cell coverage for a deficient coverage area and has been designed to be disguised as much as possible.

Mr. Benko stated the Board of Zoning Appeals granted required variances this evening regarding sections 1145.08, 1113.05(L), 1130.05 and 1146.05.

Mr. Benko stated Section 1146.04(b)(2) requires an expandable equipment shelter that can hold up to three carriers. Mr. Benko stated the proposed equipment shelter is large enough to accommodate the equipment and backup generators for 3 carriers. Mr. Benko stated the schools will receive locked storage as part of the agreement.

Mr. Benko stated the applicant has submitted an engineer's stamped fall zone certification letter. Mr. Benko stated the letter indicates that if the tower were to fail, it would likely fold over on top of itself.

Mr. Benko stated the proposed collocation should be minimally intrusive and disguised as much as possible. Mr. Benko stated the larger equipment shelter should actually appear more harmonious as there is an existing similarly sized field house north of the soccer field bleachers. Mr. Benko stated the shed, as well as the overall lease agreement with Verizon Wireless, will be a nice benefit for Medina City Schools.

Mr. Benko stated staff recommends the Planning Commission approve the above application as presented, subject to the public hearing and variances approved by the Board of Zoning Appeals.

Mr. Grice opened the public hearing at 7:35 p.m. Mr. Grice asked for comments for or against the proposal. Having no comments from the public, Mr. Grice closed the public hearing at 7:35 p.m.

Present for the case was Brian Glardon, Site Acquisition Specialist with Pyramid Network Services, LLC. Mr. Glardon stated they began a request from Verizon Wireless approximately one year ago to find a suitable location for a cell phone tower. Mr. Glardon stated the search range was very small. Mr. Glardon stated the northern end of the range was Harding Street and the southern end of the range is North Street. Mr. Glardon stated the eastern portion is the athletic field and the western edge is N. Huntington Street.

Mr. Glardon stated there is a need for data and coverage capacity in residential areas in the evenings. Mr. Glardon stated they try and find existing cell sites or a spot to put a new tower in the residential areas. Mr. Glardon stated this site is zoned as a Public Facility which is favorable for a cell tower and is within the workable search area. Mr. Glardon stated he has worked closely with the Medina City School Board from the beginning.

Mr. Glardon stated the code requirements for the city are pretty standard. Mr. Glardon stated they will replace the light pole so it is strong enough to support the equipment. Mr. Glardon stated 100 feet in height is sufficient for the coverage they are trying to achieve. Mr. Glardon stated it will hold 3 collations including Verizon.

Mr. Glardon stated the site plan was designed to be harmonious with the architecture of the school. Mr. Glardon stated they will be building a universal shelter with part of the shelter for equipment for the wireless carriers and part of it for the schools for sports equipment storage.

Mr. Lash asked which pole will be replaced. Mr. Glardon stated the pole in the southwestern corner. Mr. Glardon stated this pole was chosen because it will provide good access to the road to move equipment in and out and also the grassy area to the south of the pole is a good location for the shelter for the equipment.

Mr. Glardon stated the rendering provided is what the pole will look like. Mr. Becks asked what other sites were considered. Mr. Glardon stated Mellert Park was considered and also a commercially zoned area to the northern part of the range. Mr. Glardon stated it did not have an area feasible for construction. Mr. Glardon stated they need to be able to secure a ground lease, it needs to be zoneable and constructable. Mr. Glardon stated the other areas did not meet those requirements. Mr. Becks stated the southwest side where the pole is proposed is directly across from a residential district. Mr. Becks asked if the impact on the southeast corner would be greater.

Jon Burkhart, Director of Business Affairs for Medina City Schools addressed the board. Mr. Burkhart stated all the spots were explored on the sites but the building and storage shed would not fit on the southeast corner. Mr. Burkhart stated the proposed site would balance the frontage of the Memorial Stadium and the new structure will complement the existing structures.

Mr. Becks asked if it is feasible to keep the support structure where it is and put the tower on the southeast side. Mr. Glardon stated they would need to trench the utilities and would need to tear up the track.

Mr. Rose asked the impact of the waves to the residents in the area, especially across the street. Mr. Glardon stated two documents were submitted as part of the application that state the proposed design operates well below the FCC guidelines for safety to the general public. Mr. Glardon stated they also went to an independent company for a modeling to satisfy the safety requirement. Mr. Glardon stated their response was part of the application which indicates it is safe.

Mr. Lash made a motion to approve a Conditional Use Certificate and Site Plan for the installation of a cell antenna collocation on a new light pole at the facility located on N. Jefferson Street, PP#028-19B-15-068, also known as Medina City Schools Memorial Stadium, as submitted.

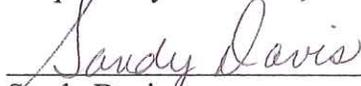
The motion was seconded by Mr. Gold.

Vote:

Gold	<u>Y</u>
Becks	<u>Y</u>
Rose	<u>Y</u>
Grice	<u>Y</u>
Lash	<u>Y</u>
Approved	5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,

  
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Sandy Davis

  
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Rick Grice, Chairman    BRUCE GOLD    VICE CHAIRMEN