

Minutes of the Richland County Zoning & Land Information Committee
Monday, January 9th, 2017

Item #1 CALL TO ORDER The Zoning & Land Information Committee meeting was called to order by at 9:02 am by Vice Chairman Jim Huffman. Those that were present or signed up to speak were Richard Rasmussen, Gary Peters, Paul Kinney, Steve Williamson, Ray Wood, Rodney Coy, Kim Freestone, Van Nelson, Gordon Brockway, Craig McGrew, Derek McGrew, Chuck Rasmussen, Mike Bindl with Cheryl Dull with taking minutes.

Item #2 APPROVE AGENDA AND PUBLICATION Mike Bindl stated the agenda was posted and published as required by law. Moved by Vice Chairman Jim Huffman to approve the publication and agenda as presented. Motion carried.

Item #3 APPROVE MINUTES OF THE DECEMBER MEETING Hearing no changes to the minutes Paul moved to approve as mailed, 2nd by Gary. Motion carried

Item #4 TO HEAR A PETITION OF RAY & BARB WOOD TO REZONE 20 ACRES FROM AGRICULTURAL-FORESTRY TO AGRICULTURAL-RESIDENTIAL IN SECTION 28 TOWN OF DAYTON Ray Wood is present to represent the petition. They just recently purchased this property and discovered it needs to be rezoned to build a building. The Township approved the rezone. Moved by Paul to approve the rezone and send to County Board, 2nd by Gary. Motion carried.

Item #5 TO HEAR A PETITION OF DON STANKE AND CRAIG MCGREW FROM C&K WIRELESS, LLC FOR A CONDITIONAL USE PERMIT FOR A COMMUNICATION CELL TOWER IN SECTION 12 TOWN OF ORION (9) Craig and Derek McGrew are present to represent the petition for a 180' guyed tower for wireless internet. Craig stated the township passed the petition for CUP and there where no objections from neighbors at the township meeting. Steve Williamson asked why there needs to be 2 towers in the area? Derek from C&K Wireless stated that 2 towers that close together are not abnormal now days. Although he did not explain why the towers are required to be this close together. Moved by Richard to table until we get more information for the new tower, 2nd by Gary. Motion carried.

Item #6 RASMUSSEEN/MCGREW PETITION CONT. Richard will abstain from all discussion and decisions. Kim Freestone and Rodney Coy, neighbors to the site are here to state they have attended the township meeting and that the township denied the petition. Also the access to the highway is approved only for farm field access. They have lived in the area for 2 years and they have never had a cell phone signal problem.

Another neighbor is present to state there is history of cell phone towers falling down. She stated there is radiation emitted from the towers. Derek McGrew stated law prohibits the committee from hearing the health effects of a cell phone tower. He added towers are designed to collapse upon themselves. He stated within both packets is a coverage map. The committee members stated they do not have a coverage map. Van Nelson stated him property value was decreased due to the BMX track and he feels this will also decrease the value even more. Craig McGrew stated they do not have access yet from the highway to proceed. James Huffman stated that the committee needs more information. Derek McGrew stated they will provide proof that cell towers do not affect property values. Derek McGrew explained 66.0404 is a state code that says that the local code cannot be more restrictive then state code. Another neighbor explained there are other internet providers available to the area so this tower is not necessary to provide service to the area. Craig stated he felt because the township chairman owns property next to this site that this could be why the township board denied it. Craig also noted that there is a river bed that runs through the area that they cannot build in. Paul Kinney asked if Mike had any more information then was provided. Mike told the committee they had copies of everything he was provided.

Gordon Brockway, Buena Vista Township Clerk, is present to say they township denied the request because several neighbors are opposed.

Chuck Rasmussen is present to say his family has been in the area since 1958 and they wanted to keep land in the family so they purchased this property. He added that there are several spots in the area where there is no cell coverage. Chuck would be in favor of moving the tower back further if they neighbors would be in favor of this? Van Nelson noted that the conversation changed from internet to cell tower, so which is the communication purpose? He stated the township was told it could not be moved back any further and now there trying to negotiate the location. Craig McGrew stated the location of this tower attracted another carrier which is why the other tower is being applied for. A neighbor to the property asked what area does this benefit. Derek will provide that information for the next meeting. Moved by Paul to table the petition until more information can be provided, 2nd by Gary. Motion carried.

Item #7 OFFICE REPORT

New Mineral Extraction - Mike stated he has received inquires from a business wanting to open a new quarry in Dayton Township. This is just information for future meetings.

Office Employees – Mike stated at the last Personnel/Finance meeting all offices were required to discuss with Committee Chairman as to how they could reduce their budget by 15%. Mike state in 2011 the additional expenditures out of the Zoning budget was Harriet's payout, in 2012 the additional expenditures were for the raises. Every year the Zoning Department is bringing in more revenue than predicted. 15% of the Zoning budget is \$30,000; the only item in his budget that is large enough is salary. \$13,500 is all there is for expenses/office supplies so buying 0 supplies does not even cover it.

Mike reviewed the required Ordinances. There is no Ordinance or work associated with those that can be eliminated to reduce the work load. He added that Personnel/Finance is now discussing land sales as a revenue item to get money back into the bank.

After further discussion the Zoning and Land Information Committee did not see any area that could be cut to reduce the budget in the Zoning Office and get the mandated work completed.

Item #8 PAY BILLS No bills to pay.

Item #9 ADJOURN Next meeting Monday, February 6th at 9:00 am. Moved by Steve to adjourn at 10:15, 2nd by Gary. Motion carried.

Minutes respectfully submitted by Cheryl Dull