

**BOARD OF ZONING APPEALS  
MEETING MINUTES  
January 12, 2015**

**MEMBERS PRESENT:** Carl Zani, Eric Moulton, Dick Mickley, Barbara Taylor, Harry McMannis, Alex Kessler, Scott Zwiezinski.

**OTHERS PRESENT:** City Zoning Administrator, Derek Hutchinson, City Planner, Greg DeLong

**CITIZENS PRESENT:** Anthony Smith

**MEETING CALLED TO ORDER:** The meeting was called to order at 7:00 p.m.

**REORGANIZATION:**

Elect Chairman - Mr. Moulton nominated Mr. Zani, seconded by Mr. Zwiezinski.  
Nominations closed. Affirmative voice vote was unanimous for Mr. Zani as Chairman.

Elect Vice Chairman – Mr. Moulton nominated Ms. Taylor, seconded by Mr. Zwiezinski.  
Nominations closed. Affirmative voice vote was unanimous for Ms. Taylor as Vice Chairman.

Review Rules of Procedure – Approved with no modifications

**APPROVAL OF MINUTES:** The minutes from December 8, 2014 were approved with modifications.

**AGENDA ITEMS:**

**To hear a variance request to permit an 85-ft. setback to property line vs. minimum 160-ft. setback required for wireless telecommunication towers (height of towers plus 10-ft.) and to permit a lattice tower v. monopole tower required, for property located at 15461 US 36 in TOC (Traffic Oriented Commercial) zoning district. Filed by Matt Zarnosky on behalf of Union Rural Electric.**

**Comments of Zoning Inspector and/or City Planner:** Mr. DeLong said 1129.23 the findings were met.

**Comments of Requester:** Anthony Smith, VP of Engineering and Operations at URE. He said this project is basically a project to increase their communication capability to their substations for the reliability of distribution network. The two hardships are the monopole and the cost. It will be \$20,000 to \$30,000 more to install a monopole, which is basically a steel pole. Mr. Smith said there will be a little bit of landscaping to do. Mr. DeLong said all neighbors of the property have been notified. The only inquiry about the project came from US Properties who owns the plaza where Dunham's and Goodwill are located. All they did was ask for information about the project and I sent it to them. Mr. Zani asked why a monopole would not work? Mr. Smith said a monopole would work but it is more expensive that is why they are asking to put up a lattice tower. Mr. Smith stated that the existing tower on the property is also lattice in style.

**Comments of Citizens:** None.

**Discussion by BZA Members:** Mr. Mickley moved to approve the variance, seconded by Mr. Moulton. Question put, stood:

Mr. Moulton YES;                      Ms. Taylor YES;                      Mr. Zwiezinski YES;  
Mr. Kessler YES;                      Mr. Mickley YES;                      Mr. McMannis YES;  
Mr. Zani NO

**ADJOURNMENT:** The meeting was adjourned at 7:10 p.m.