

**PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
SEPTEMBER 10, 2009
PRESCOTT, ARIZONA**

MINUTES of the **PLANNING & ZONING COMMISSION** held on **SEPTEMBER 10, 2009** in **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

I. CALL TO ORDER

Chairman *pro tempore* Menser called the meeting to order at 9:00 AM.

II. ATTENDANCE

MEMBERS PRESENT Tom Menser, Vice Chairman Joe Gardner Don Michelman Seymour Petrovsky Len Scamardo	OTHERS PRESENT George Worley, Asst. Community Development Director Matthew Podracky, Sr. Asst. City Attorney Richard Mastin, Development Services Manager Steve Gaber, Community Planner Kelly Sammeli, Recording Secretary
MEMBERS ABSENT George Wiant, Chairman Richard Rosa	COUNCIL PRESENT Councilman Lamerson

III. REGULAR ACTION ITEMS

1. **Consider approval of the minutes** of the August 27, 2009 meeting.

Mr. Michelman, **MOTION: to approve the minutes** of the August 27, 2009 meeting.

Mr. Petrovsky, 2nd. **Vote: 5-0.**

2. **SUP09-004, 218 E. Willis Street**, APN: 113-16-032 and totaling ± 0.17 acres. Zoning is Business Regional (BR). Request Special Use Permit for modifications to an existing Wireless communications site. Applicant is Brandon Brown/Reliant Land Services for Verizon Wireless. Property Owner is Roger Brown. Community Planner is Steve Gaber (928) 777-1206.

Steve Gaber, Community Planner reported that it was the public hearing on the request for a Special Use Permit to re-construct, improve, and modify an existing cell site located at 218 E. Willis Street. Mr. Gaber noted that the public hearing notification had occurred coinciding with the request and that it had not generated any public comment or opposition to the request. Mr. Gaber placed a photograph of the site on the overhead and briefly summarized that the site is a pre-existing, non conforming site that has been in operation at that location for many years, prior to the adoption of regulations of Wireless Telecommunications sites by the City. Mr. Gaber noted that the request is to upgrade the tower by replacing the wooden pole with steel pole and slightly increase the antenna on it. The site

continues to be and is an intricate part of the Verizon communication system. Mr. Gaber continued to reported that as stated at the last Planning and Zoning Commission the site plan for the cell tower has been revised to meet the 50 foot height requirement. Concluding, the report Mr. Gaber noted that staff was recommending approval of the application with the condition that the steel pole and the antenna is constructed with a rust/brown finish, to help reduce the visual impacts of the site. Mr. Gaber added that Mr. Brandon Brown, Agent for Reliant Land Services, was present to answer any questions from the Commission.

Chairman *pro tempore* Menser called for questions from the Commissioners.

Mr. Petrovsky asked staff to review the background information as to why the site was needed for the record.

Mr. Gaber indicated that there are multiple cell service providers competing to provide service and each of those entities have their own sites to make the service work better. Mr. Gaber added that many of the larger cell site locations have co-locate however, the site in review has been one of the original sites in the downtown area for Verizon for at least a decade. Mr. Gaber noted that the site helps provide service to the downtown area and plays a major role in their service circles.

Chairman *pro tempore* Menser inquired if the wooden pole would be completely replaced.

Mr. Gaber reported that the wooden pole was deemed structurally deficient and will be replaced by a metal pole that will provide a more efficient structural base for the larger antenna.

Chairman *pro tempore* Menser asked staff to briefly review the non conforming items related to the request.

Mr. Gaber reported the most significant was the setback requirement which typically requires the setback be equal to the height of the pole and that this pole has no setback. Mr. Gaber further noted that a 300 foot separation between residential uses and the cell structure is also required and the site is located within a mixed use area. The structure should be non apparent and the fix in this situation is the brown and rust colors to aid it in blending with the power poles and utility poles within the vicinity.

Chairman *pro tempore* Menser asked Mr. Brown if the color if the pole would be an issue for Verizon.

Mr. Brandon Brown, Reliant Land Services for Verizon Wireless, 3234 S. Fair Lane, Tempe, AZ 85050 indicated that it would not be an issue for Verizon to paint the pole to appear rusted out.

Chairman *pro tempore* Menser opened the item up to the public. Hearing no public Comment the item was closed the pubic hearing and a motion was called for.

Mr. Scamardo, MOTION: to approve SUP09-004, application to modify the existing

wireless communication site at 218 E. Willis Street subject to a condition that the monopole and the antenna array be a rust/brown color.

Mr. Petrovsky, 2nd.

Mr. Gardner noted for the record that he owned the property located to the east of the site and was properly notified of the request. Mr. Gardner added that he was o.k. with the request and did not feel that there was a conflict.

Chairman pro tempore Menser noted the motion and the 2nd, and called for the vote.

VOTE: 5-0.

V. CITY UPDATES

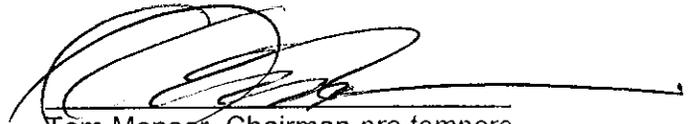
Assistant Community Director, George Worley informed the Commission that the two Special Use Permits, related to automotive uses that were before the Planning Commission previously, had been approved by the City Council. The locations were Eco3 Oil Change at 202 S. Montezuma and Automax located on Willis Street. Additionally Mr. Worley reported that there was a change in the regime at ERAU (Emberly Riddle Aeronautical University) which caused the changes to the master plan, subdivision plat, and the language of to the LDC to be slowed down. Staff is expecting that they (ERAU) will not move forward with the Master Plan, or the rezoning for a while so the modifications to the Commercial Corridor overlay will not happen. The PAD code changes previously requested, to allow for more flexibility, will move forward. ERAU will also move forward with the first building that was discussed.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. ADJOURNMENT

Chairman *pro tempore* Menser adjourned the meeting at 9:15 A.M.



Tom Menser, Chairman *pro tempore*