
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF AUGUST 11, 2008

CALL TO ORDER AND ROLL CALL

Chairperson John Lewis called the meeting to order and City Clerk Candy Smith called the roll. Those Commissioners present were: Ron Bemis, George Bridgewater, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Steve Nelson, Michelle Schulz, and Chuck Stowe. Commissioner Marvin Barnes was absent. Other staff members present were City Manager Bill Nicklas, Municipal Engineering Corporation John Brady, Building Commissioner/Zoning Officer Lyle Doty, and Commission Attorney Kevin Buick.

APPROVAL OF MINUTES OF JULY 14, 2008.

Motion

Commissioner Lorence moved to approve the Minutes of July 14, 2008 and Commissioner Davey seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 11 - 0.

APPROVAL OF AGENDA

Motion

Commissioner Nelson moved to approve the agenda and Commissioner George seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 11 - 0.

CONSIDERATIONS

A. Consideration of a Petition from St. Mary's Church for an Amendment to Their Special Use Permit for Church and School Facilities at 222 Waterman Street in the City of Sycamore.

City Manager Nicklas said the proposition is to amend the existing Special Use Permit to allow for more classroom and administrative space.

Celine Coath said she was representing St. Mary's Church and was with Jaeger, Nickola & Associates Ltd.

Commissioner Lorence asked if the neighbors to the south had any objections to the side yard encroachment.

Ms. Coath said she had not heard of any.

Motion

Commissioner Davey moved to forward the amendment to the Special Use Permit with a favorable recommendation to Council and Commissioner Nelson seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Ron Bemis, George Bridgewater, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Steve Nelson, Michelle Schulz, Chuck Stowe, and Chairperson Lewis voted aye. Motion carried 11 - 0.

B. Consideration of a Petition from BTS Tower Development, LLC for a Special Use Permit for a 190 Foot Monopole Wireless Communication Tower at the Southeast Corner of Page and N. California Streets in the City of Sycamore.

City Manager Nicklas explained that the exact location is the parking area at the northwest corner of the property that is presently owned by Dick Anderson and was formerly part of the Duplex complex. He said that since the late nineties the City has applied a number of regulations that apply to wireless communication towers and beyond the local level there are some federal frameworks for these types of facilities. He said all communication towers cannot be installed until there is a Special Use Permit and our UDO defines the parameters for all Special Uses such as a public benefit and there would be no adverse affect on adjacent property. He said there is also zoning criteria which has been satisfied. He said the City Code prescribes collocation protocol which asks the installer to identify who the vendors would be and what their purpose is. He said he has not received anything in writing about this or formal reviews from DeKalb County Sheriff's Office and the DeKalb Taylor Airport.

Commissioner Lorence said he was interested in hearing from Chuck Stowe since this was in his neighborhood.

Commissioner Stowe said he has not heard from anybody, but he could go either way personally.

Mr. Nicklas said in addition to the public notice, the City sends letters to persons within 500 feet of the property in question.

Chairperson Lewis asked if the Commissioners wanted to hear from the petitioner tonight or at the next meeting.

Motion

Commissioner Lorence moved to hold this matter over until the September 8 meeting and Commissioner Schulz seconded the motion.

Boris Timtific, BTS Tower Development, 1197 Naracanset Drive, Carol Stream, said he has worked in Sycamore and DeKalb before. He said they have received an all clear from the FAA and have had a study done by an engineering firm. He distributed an informational packet to the Commissioners.

Brian Corr, 309 N. California Street, said he does not know of another town around the area that has a tower that tall near their downtown. He said he does not see how this would be necessary or desirable for the welfare of the general public.

Mr. Timtific said they tried to collocate on the County tower, but because of height restrictions and structural reasons that site was rejected. He said the 190-foot tower is the same height as an existing tower that is located about ¼ mile to the west. He said they are following the letter of the law and are designing the tower for 5 carriers. He said the demand for more wireless TV, radio, and internet and more cell phone applications is the reason they are building a stronger pole.

Mr. Nicklas asked the petitioner if he read the collocation protocol. He said the City would require in writing such documents as the sign-off from the County and approval by the FAA.

Mr. Timtific asked if the City had the frequencies used by the County.

Mr. Nicklas said he had some homework to do and he would have to go through the County for some of that information.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Ron Bemis, George Bridgewater, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Steve Nelson, Michelle Schulz, Chuck Stowe, and Chairperson Lewis voted aye. Motion carried 11 - 0.

WORKSHOP ITEMS - NONE

REPORTS

City Manager Nicklas noted that copies of the Comp Plan had been placed in the Commissioners' mailboxes.

PERSONS TO BE HEARD FROM THE FLOOR ON OTHER THAN AGENDA ITEMS

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 7:25 p.m. and Commissioner George seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 11 - 0.

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk