

PLANNING & ZONING COMMISSION MEETING MINUTES
February 3, 2009 - 7:00 p.m.

Chairman Stafford called the meeting to order at 7:00 p.m. and called roll. Commission members present: Jim Pagles, John Killeen, Terry Smith, Carl Opper and Harry Stafford. Members Glenda Miller and Ken Gabrys were absent. Also present were Mayor Nolan and Administrator Nelson.

Planning and Zoning Commission Minutes of January 6, 2009 – Approved

Moved by Pagles, seconded by Opper to accept the minutes of the Planning and Zoning Commission meeting of January 6, 2009, as presented. All ayes. Motion carried.

City of Harvard (lessor) and Verizon Wireless (lessee)

Chairman Stafford opened the hearing in the petition of in the petition of the City of Harvard (lessor), 201 W. Front., Harvard, Illinois and Chicago SMSA LP d/b/a Verizon Wireless by Cellco Partnership, It's General Partner (lessee), 500 Technology Drive, Suite B-300, Weldon Spring MO 63304. The parties of interest were present. The fees have been paid. The Certificate of Publication was noted and entered into the record. Certified notices were sent to adjacent property owners. Clerk Wells presented into record the signed petition. The petitioners are seeking a conditional use pursuant to Section 17.44.060 of the Harvard Municipal Code to construct a telecommunication facility which includes a 156' monopole and equipment shelter within the subject leasehold area. The subject property is located at 1008 Harvard Hills Rd., Harvard.

Upon being sworn in the consultant for Verizon Wireless, Stuart Harrison, 42 W. Bruce, Canton, IL 61520, reviewed the petition for a conditional use to construct a telecommunication facility which includes a 156' monopole and equipment shelter at 1008 Harvard Hills Rd. by the water tower. This site is needed to improve communications basically from the middle of Harvard to the north and northwest.

Chairman Stafford opened the floor to questions from the Commissioners

- At Commissioner Pagles' inquiry, Mr. Harrison indicated that the monopole would sit on top of the little rise directly east of the water tower.
- Commissioner Smith clarified that the City of Harvard is actually the owner of the property; Verizon Wireless is working with the City of Harvard on a lease agreement.
- Mr. Harrison noted that after approval, there is about six months of other paperwork and regulatory clearance after which construction will commence; probably in late summer of 2009.
- The proposed facility will not cause interference with reception in satellite.
- Administrator Nelson noted that the water tower is approximately 93' high.

Supporters/Objectors: None

Moved by Pagles, seconded by Opper to recommend to the City Council that the petition for a conditional use to construct a telecommunication facility which includes a 156' monopole and equipment shelter be approved as presented. The Planning and Zoning Commission further finds as follows:

1. That the proposed use is necessary or desirable at the location involved to provide a service to the community;
2. That the proposed use will not be detrimental to the value of other properties or improvements in the area.

Roll call vote: Pagles, aye; Killeen, aye; Smith, aye; Opper, aye and Stafford, aye. Motion approved five to zero.

Clerk Wells noted that the recommendation will come before the City Council at their meeting on Tuesday, February 10, 2009.

At 7:25 p.m., moved by Killeen, seconded by Pagles to adjourn the meeting. All ayes. Motion carried.

Submitted by:

City Clerk Andy Wells

Date: _____