

**AGENDA FOR THE REGULAR MEETING OF THE
MADISON COUNTY PLANNING AND ZONING BOARD
TO BE HELD IN THE BOARD ROOM OF THE COUNTY
COURTHOUSE ANNEX AT 5:30 P.M. THURSDAY, AUGUST 4, 2016**

ROLL CALL

MEMBERS: Chair - Mack Primm, Vice-Chair - Julia Shewchuk , Mike Holton, Brent Whitman, Christy Grass, Chad Thurner and Calvin Malone

ALTERNATE MEMBERS: Dorothy Alexander

SCHOOL BOARD REPRESENTATIVES: Tim Ginn

APPROVAL OF MINUTES FROM THE REGULAR MEETING: Held June 2, 2016
(There was no P&Z meeting in July, 2016)

OLD BUSINESS

1.

NEW BUSINESS

1. Public Hearing – Special Exception application for Cell Tower on Sims Farm property on Sims Loop parcel 2808-000-000
2. Public Hearing – Special Exception application for Cell Tower on Richardson property near Cherry Lake parcel 3078-000-000
3. Discuss creating an Ag Processing category under Special Exceptions in Ag 1 and Ag 2
4. Discuss increasing setback requirements for commercial chicken houses

ADJOURNMENT: Chairman

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, HE OR SHE MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

**MINUTES FROM THE PLANNING & ZONING BOARD MEETING HELD
Thursday August 4, 2016 at 5:30 p.m.**

PRESENT: Chad Thurner, Christy Grass, Calvin Malone, Dorothy Alexander

ABSENT: Chairman Mack Primm, Vice-Chairman Julia Shewchuk, Mike Holton,
Brent Whitman

ALSO PRESENT: Jeanne Bass, Renee Demps, and Brian Kauffman

The meeting was called to order at 5:30 p.m. by Chad Thurman, acting as Chairman in Mack Primm's absence. Roll call was conducted by Jeanne Bass. With a quorum present, the meeting proceeded according to agenda.

APPROVAL OF MINUTES:

The minutes from the meeting held on June 2, 2016 were reviewed by the board. A motion to approve the meeting was made by Calvin, second by Christy, and carried unanimously to accept without any changes.

OLD BUSINESS:

1.

NEW BUSINESS:

1. Public Hearing – Special Exception Application for Cell Tower on Sims Farm Property on Sims Loop Parcel 2808-000-000

The public hearing was opened and Jeanne Bass presented to the board and those in attendance information concerning the proposed communications towers. She informed the board that the application submitted was approved meeting all of the county's requirements. Certified letters have been mailed and notice to the public has been posted as required.

James Johnston, representative of Shutts & Bowen LLP signed in to address the board and was recognized by Chad Thurner to do so. Johnston explained the proposed 250' self-support telecommunications tower to be constructed on 100x100 leased portion of parcel 2808-000-000 located on Sims Farms LLC. Johnston informed the board that the tower would provide coverage between Madison heading west. With no questions from the board or public, the public hearing was closed. A motion to recommend approval of the application by the Board of County Commissioners was made by Calvin Malone; second by Christy Grass. The motion was carried unanimously.

2. Public Hearing – Special Exception Application for Cell Tower on Richardson Property near Cherry Lake Parcel 3078-000-000

Public hearing was opened and Jeanne Bass presented to the board information concerning the proposed tower. She informed the board that the application submitted adhered to the county's requirements. Certified letters have been mailed and notice to the public has been posted as required.

Mary Solik, Esq. addressed the board representing Verizon Wireless explaining the proposed 250' self-support wireless communications tower will be placed on a parcel of land in Cherry Lake to expand Verizon's service in the area. She acknowledged Mrs. Jeannette Norelius, property owner within the vicinity of the proposed site, who had also signed in to address the board with concerns. Norelius's concerns related to the radiation emissions from the tower and the impact the tower will have on the property value. Mary explained the impact on property value is neutral as there is no impact favorably or negatively. She learned this information from studies conducted in other areas. Mary introduced Howard Alvin, Design Engineer for Verizon Wireless to address Mrs. Norelius's concerns of radiation emissions.

Alvin explained emissions from cell towers are regulated by FCC. He stressed the need for a tower in the Cherry Lake area for emergency reasons. The tower will be fenced and the transmission will be facing outward. He demonstrated the 250' tower is high in the air emitting outward reassuring Mrs. Norelius that she had nothing to worry about health wise. Also, annual inspections are conducted by Verizon in accordance to FCC regulations. He explained fines are heavily imposed for failure to comply. Alvin explained there is a big gap of coverage in the Cherry Lake area that the tower will improve. For further information on emissions from towers in relation to human health, a list of resources was provided to Mrs. Norelius for review. The resources included a list of independent organizations that have conducted studies concerning the effects of emissions: Food and Drug Administration, World Health Organization, American Cancer Society, and National Cancer Institute. Alvin will also email FCC's regulations related to emissions to Jeanne and she will forward to board members for future reference as requested by Calvin Malone. With no further input from the public, the public hearing was closed. A motion to recommend approval to the Board of County Commissioners was made by Dorothy Alexander; second by Calvin Malone and carried unanimously. Jeanne informed those in attendance that the board meeting is scheduled for Wednesday, August 24th and she will email the agenda in advance.

The board members decided to table the remaining items on the agenda to be discussed at the next regularly scheduled meeting. A motion was made by Calvin Malone; second by Dorothy Alexander and carried unanimously

3. Discuss Creating an Ag Processing Category under Special Exception in Ag 1 and Ag 2

This item was tabled to be discussed at next regularly scheduled meeting.

4. Discuss Increasing Setback Requirements for Commercial Chicken Houses

This item was tabled to be discussed at next regularly scheduled meeting.

With no further business to discuss, the meeting was adjourned by Chad Thurner at 6:10 p.m.

Respectfully Submitted By:
Renee Demps