

1. Agenda

Documents:

[AGENDA.PDF](#)

2. Supporting Meeting Documents

Documents:

[CELL PHONE TOWER APPLICATION.PDF](#)
[COVERAGE MAP.PDF](#)
[MINUTES.PDF](#)
[SITE PLANS.PDF](#)

Notice of Public Meeting
Plan & Zoning Commission – AGENDA
Agenda for Thursday, August 14, 2014– 5:30 PM
City Hall, Council Chambers
10 West State Street, Marshalltown

Call to Order:

Committee Members:

Jon Boston, Chair
Sharon Greer, Vice-Chair
Tammy Lawson,
Keith Bloomquist

Angela Lins-Eich
Fauna Nord
Steve Valbracht

Roll Call Start: Nord

Business:

1. Review and approval of the minutes from 7-31-14
2. Recommendation on Special Use Permit – 1003 S 12th Street
 - a. Verizon Wireless Cell Tower

<http://www.ci.marshalltown.ia.us/meetings/view/MeetingID/1118>

Date posted: 8/7/14



VIA FED EX DELIVERY

July 30, 2014

City of Marshalltown
24 N. Cedar Street
Marshalltown, IA 50158
Attn: Planning and Zoning

RE: Proposed Verizon Wireless Communications Facility (IA11 Morris) and ground related shelter and equipment at 1003 S. 12th Street, property owned by Prairie Home Properties, Inc.

To Whom It May Concern:

SSC, Inc. is submitting this Special Use Permit application on behalf of Verizon Wireless ("Verizon") to install a 110' (118' w/ lightning rod) wireless communications facility related ground-mounted radio equipment at 10750 Lee Blvd.

The project will consist of a 110' monopole that is enclosed in a 76'6" x 80'6" lease area. The Verizon equipment shelter will be 11'6" x 29'. All equipment will be contained within the fenced lease area.

Security to the site will be a 6' chain-link fence with 3 strands of barbed wire and a combination lock on the gate.

This site will help offload capacity issues from surrounding sites, thus enabling those existing sites to be more efficient in their service delivery. This site will also help assure the coverage and capacity that is expected in this area.

The proposed site was based off of an exhaustive search for a raw land candidate. Many feasible options were not interested in leasing space for a wireless tower. Mr. Allen, the LL for the proposed site was one of the only raw land candidates to call back with interest. His property is located outside of the floodplain, and does meet the zoning requirements for a special use permit within the City of Marshalltown.

Collocation

There are no tall structures within a one-quarter mile radius of the site proposed. The closest tall structure was the 1500 Lincoln Apartment Building, however this structure was only 5 stories high (58') and would not be sufficient for Verizon's required coverage and height with a height of 110' as the minimum.

The City Parks and Recreation department was contacted regarding the bike path to the west of the proposed site. However after multiple discussions with the Parks and Rec Supervisor, a location could not be agreed upon. Most of the bike path is located within a flood plain and the only area outside of the flood plain, the Parks and Rec director would not allow for a tower.

There are ballparks to the east of the proposed site, however these fields are also located in a floodplain as well.

Setbacks from Residences

The nearest residential structures / homes are no less than 550' to the east and south. There are a numerous mature tree lines between those homes and the proposed location, which is on the Prairie Homes Properties lot just south of the railroad tracks (west of the existing buildings).

Coverage Maps

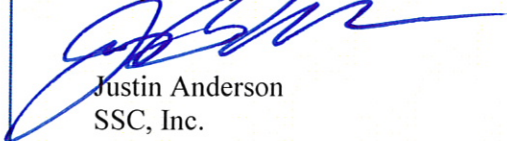
Verizon's Radio Frequency engineer has provided the coverage for this area to help visualize the need for this technology.

Attachments:

- 1.) Agent signed Special Use Permit Application.
- 2.) \$300 Special Use Application fee.
- 3.) Cover letter / narrative
- 4.) Legal description
- 5.) Photos of the site (current).
- 6.) Radio Frequency Propagation Maps / Justification
- 7.) Engineered site plan and elevations.

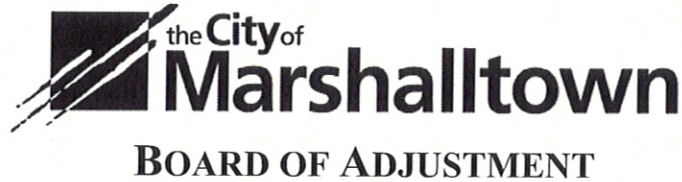
Please contact me if you have questions or require further information regarding this project.

Respectfully submitted,



Justin Anderson
SSC, Inc.

DATE SUBMITTED & FEE PAID: _____
HEARING DATE: _____



Special Use & Home Occupation Special Use Permit Application

24 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

All items listed must be submitted with this application:

- ☒ **A site plan, drawn in ink to scale.** This site plan shall not be larger than 11" X 17."
- ☒ **Any other applicable drawings or diagrams.** Home Occupation Special use permits must submit a floor plan diagram.
- ☒ **Application fee.** A \$300 fee is required for a special use request (\$50 for a Home Occupation Special Use request). Make check payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.
- ☒ **Legal description of the property.** The property owner should have a copy of the legal description of the property. *Please note that the tax description on the Marshall County assessor's webpage is NOT the legal description.* The legal description is listed on the property's abstract or owners may obtain a copy of the recorded deed from the Marshall County Recorder's Office for a fee.

It is the burden of the applicant to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. For all special use requests, with the exception of a Home Occupation Special Use request, the Plan & Zoning Commission shall first review the proposal and make a recommendation to the Board of Adjustment.

Attendance at all meetings is required.

Please type or print legibly in ink.

Property Address:

Owner:

Mailing Address:

Phone:

Fax:

Owner's Agent (if applicable):

Agent Address:

Agent Phone:

Agent Fax:

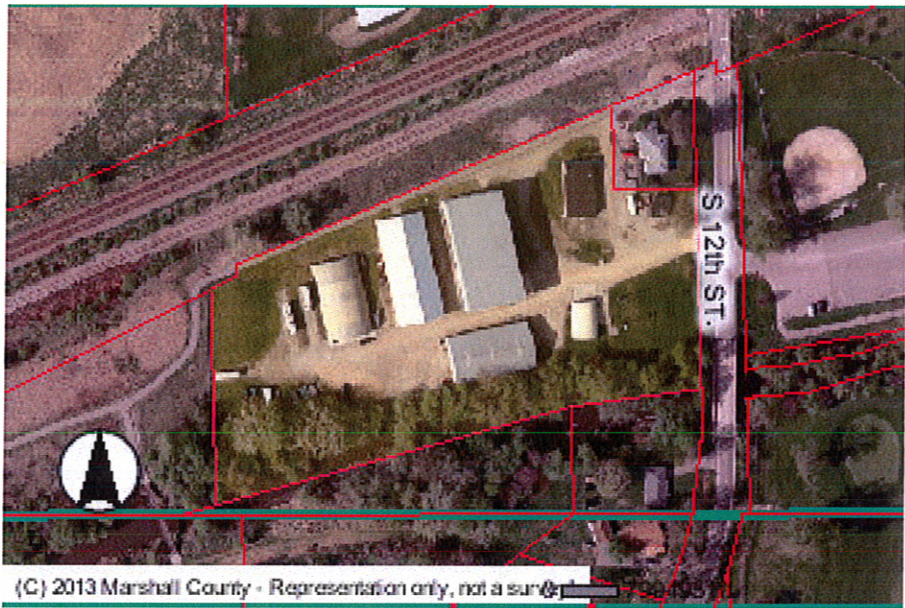
The board will use this information to review your request. Please attach any additional supporting information. If you have any questions, please contact the Zoning Department at 754-5756.

Please describe the request and what justification there is for the proposal. Attach additional pages if necessary. If applicable, please provide a description of the business or use, discuss any signage to be used, and parking issues.

Owner/Agent Signature: _____

Date: 7/24/14

TAX MAP ATTACHMENT



PHOTOS FROM SITE



View of Site Looking South



View of Site Looking East

PHOTOS OF SITE



View of Site Looking East



View of Site Looking North East



View of Site Looking North



View Looking West from Site



Power Line on Building



Access from East

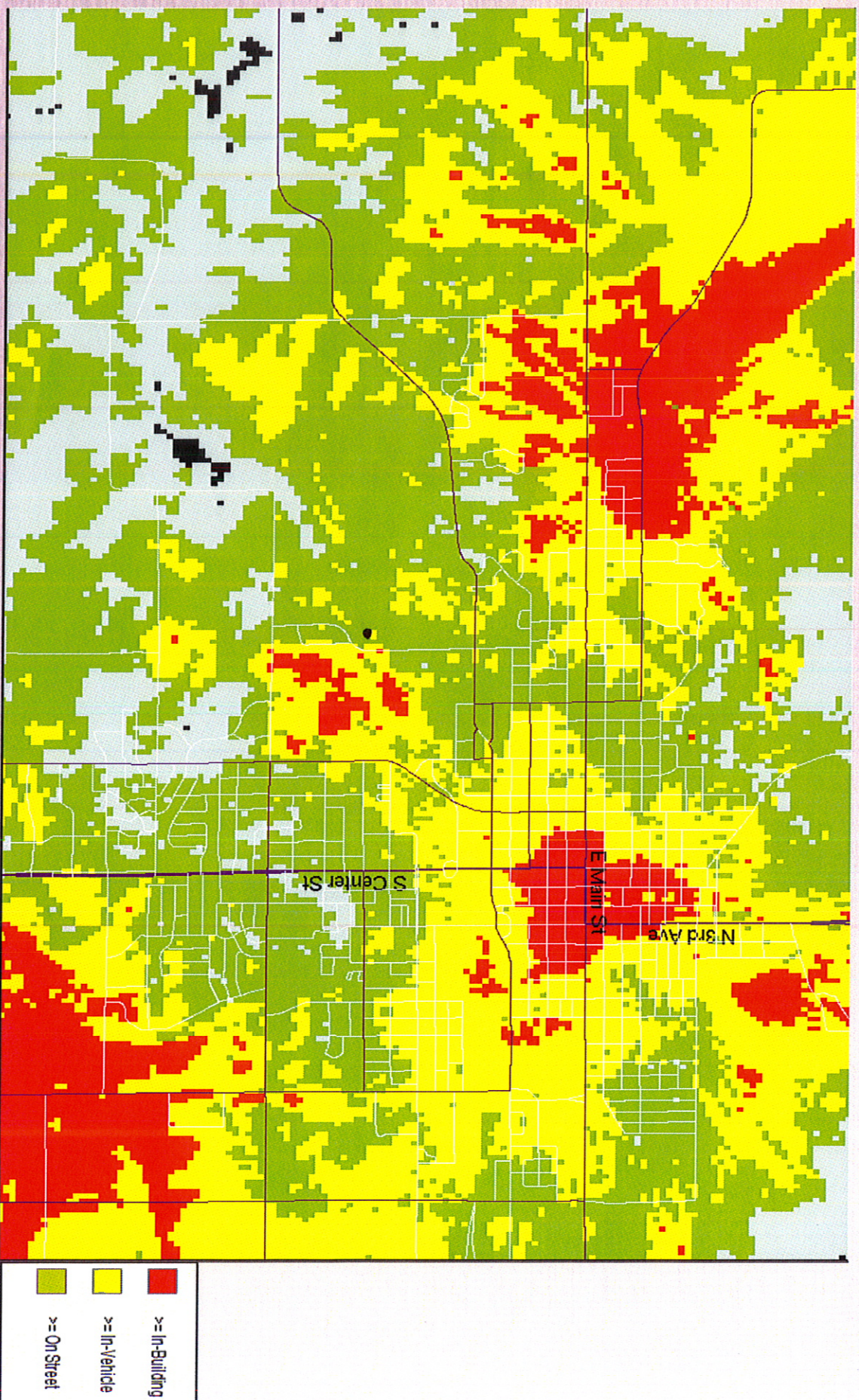


RF Justification

- The two objectives for the Morris site are to offload our existing "A" site and improve coverage at the intersection of Hwy 330 and S 6th St. Therefore it is crucial that the new site is positioned at the optimal location to provide the best capacity and coverage to the community.
- As the traffic is increasing on our site "A", it is approaching the limit of the maximum number of users it can handle. In order to ensure reliability of our network we need to offload some of the traffic from site "A" to new Morris site. By placing the Morris site within our "A" site's serving area, we will be able to shift the adequate amount of traffic from site "A" to the Morris site and will also be able to increase the number of users we can support around this area.

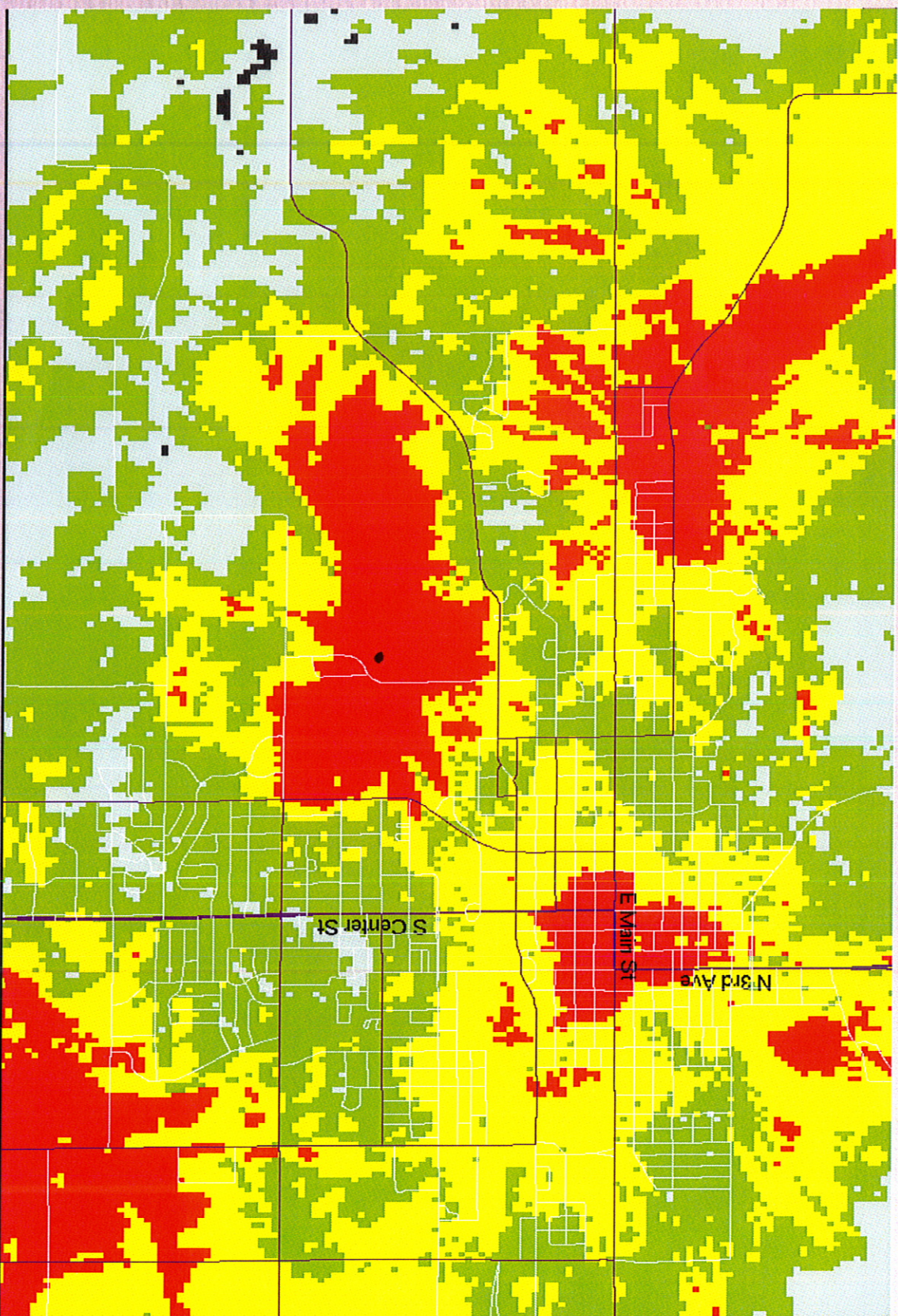


Existing Coverage





Predicted Coverage



- $\geq$ In-Building
- $\geq$ In-Vehicle
- $\geq$ On Street

-MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
AUGUST 14, 2014

Call to order: 5:30 PM
Adjournment 5:45 PM

Members Present:
Keith Bloomquist
Jon Boston , Chair
Sharon Greer, Vice-Chair
Tammy Lawson
Fauna Nord

Members Absent
Angela Lins-Eich
Stephen Valbracht

1. Review and approval of minutes from 07-31-14

Approved as distributed.

2. Recommendation on Special Use Permit - 1003 South 12th St

Justin Anderson from SSC was present to describe this application. Verizon seeks a 110' tall tower at this location to reduce the load capacity at a nearby tower. Nord asked about environmental concerns and Anderson said this location was far from any houses and is on an industrial price of property. Boston asked if they would be willing to raise the height to 130' to accommodate future antennas. Anderson was open to that idea. Motion to recommend approval at a height of 130'.

Motion to approve: Greer 2nd: Lawson

Motion Approved : 5-0

With no further business the Commission adjourned.

Respectfully submitted,
Stephen Troskey, City Planner

PLANS PREPARED FOR:

verizon wireless

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
PHONE: (952) 946-4700

PLANS PREPARED BY:

7803 Glenroy Road, Suite 102
Bloomington, Minnesota 55439
Phone: 952-831-0131
Fax: 913-438-7777

SSC

ENGINEERING LICENSE:

MICHAEL L. OWENS, P.E.

DATE
My license renewal date is
December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline
STRUCTURAL/CIVIL SC

SHELTON D. KEISLING, P.E.

DATE
My license renewal date is
December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline
ELECTRICAL E

ENGINEERING LICENSE NOTICE:
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS
PREPARED BY ME OR UNDER MY DIRECT PERSONAL
SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DRAWING NOTICE:
THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE
PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER
FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION
OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES
AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT
IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE
DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY
PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	07/07/14	KJA	A

SITE NAME:

IA11 MORRIS

SITE NUMBER:

276604

SITE ADDRESS:

1003 S 12TH STREET
MARSHALLTOWN, IOWA
50158

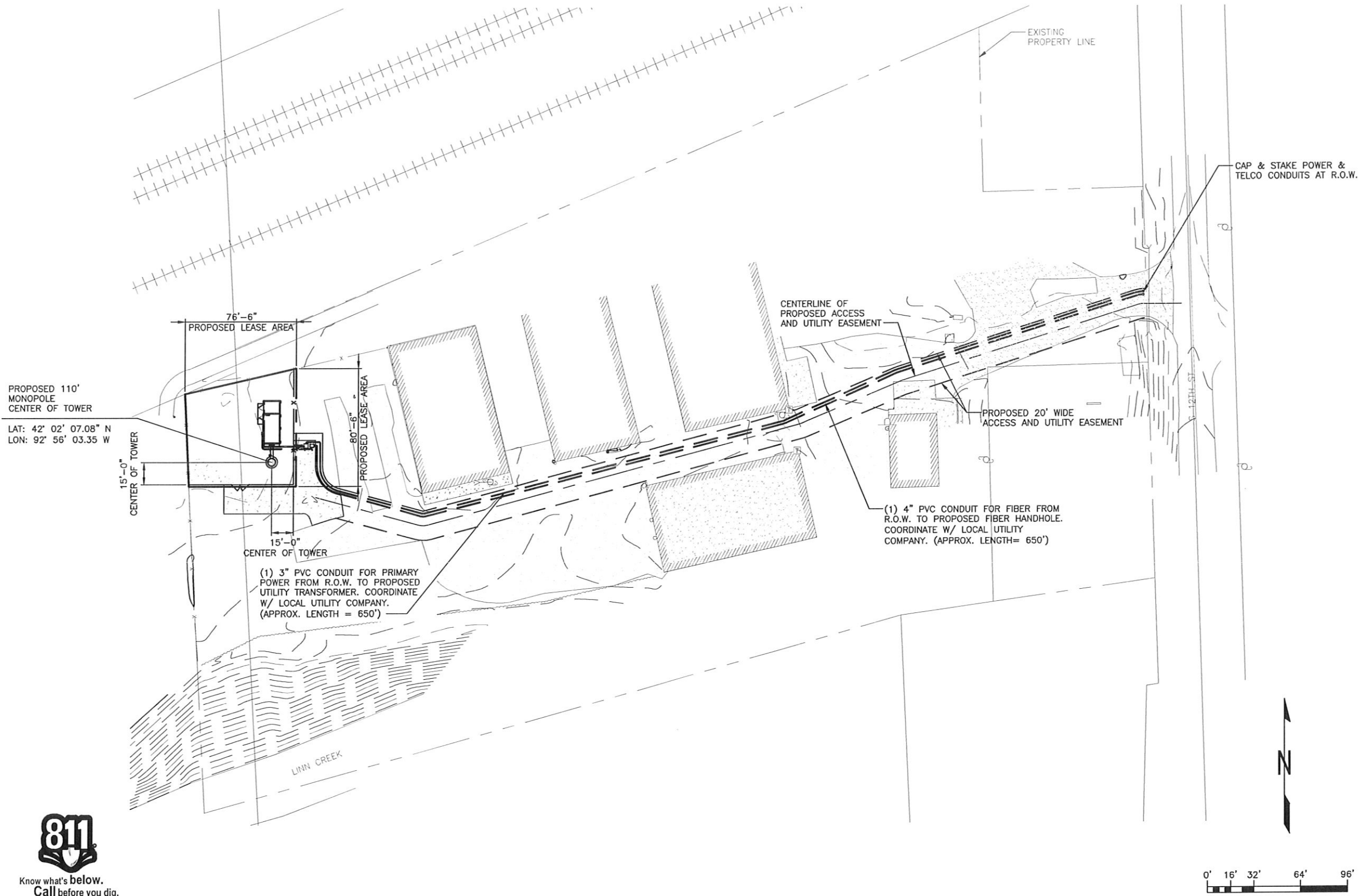
SHEET DESCRIPTION:

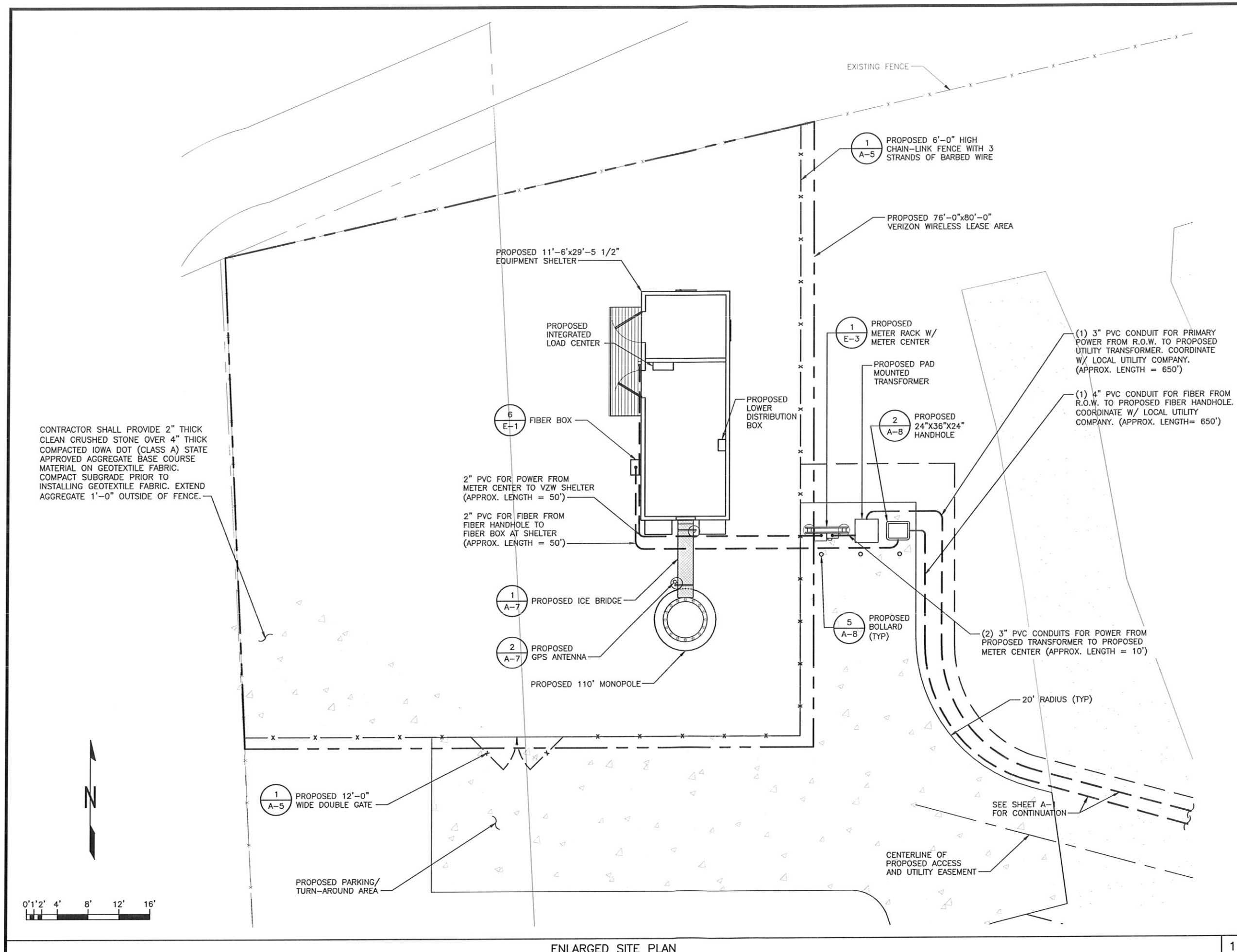
OVERALL SITE PLAN

SSC #:

SHEET NUMBER:

A-1





ENLARGED SITE PLAN

PLANS PREPARED FOR:

verizonwireless

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
PHONE: (952) 946-4700

PLANS PREPARED BY:

7803 Glenroy Road, Suite 102
Bloomington, Minnesota 55439
Phone: 952-831-0131
Fax: 913-438-7777

SSC

ENGINEERING LICENSE:

MICHAEL L. OWENS, P.E.

DATE
My license renewal date is December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline
STRUCTURAL/CIVIL SC

SHELTON D. KEISLING, P.E.

DATE
My license renewal date is December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline
ELECTRICAL E

ENGINEERING LICENSE NOTICE:

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DRAWING NOTICE:

THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY. AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	07/07/14	KJA	A

SITE NAME:

IA11 MORRIS

SITE NUMBER:

276604

SITE ADDRESS:

1003 S 12TH STREET
MARSHALLTOWN, IOWA
50158

SHEET DESCRIPTION:

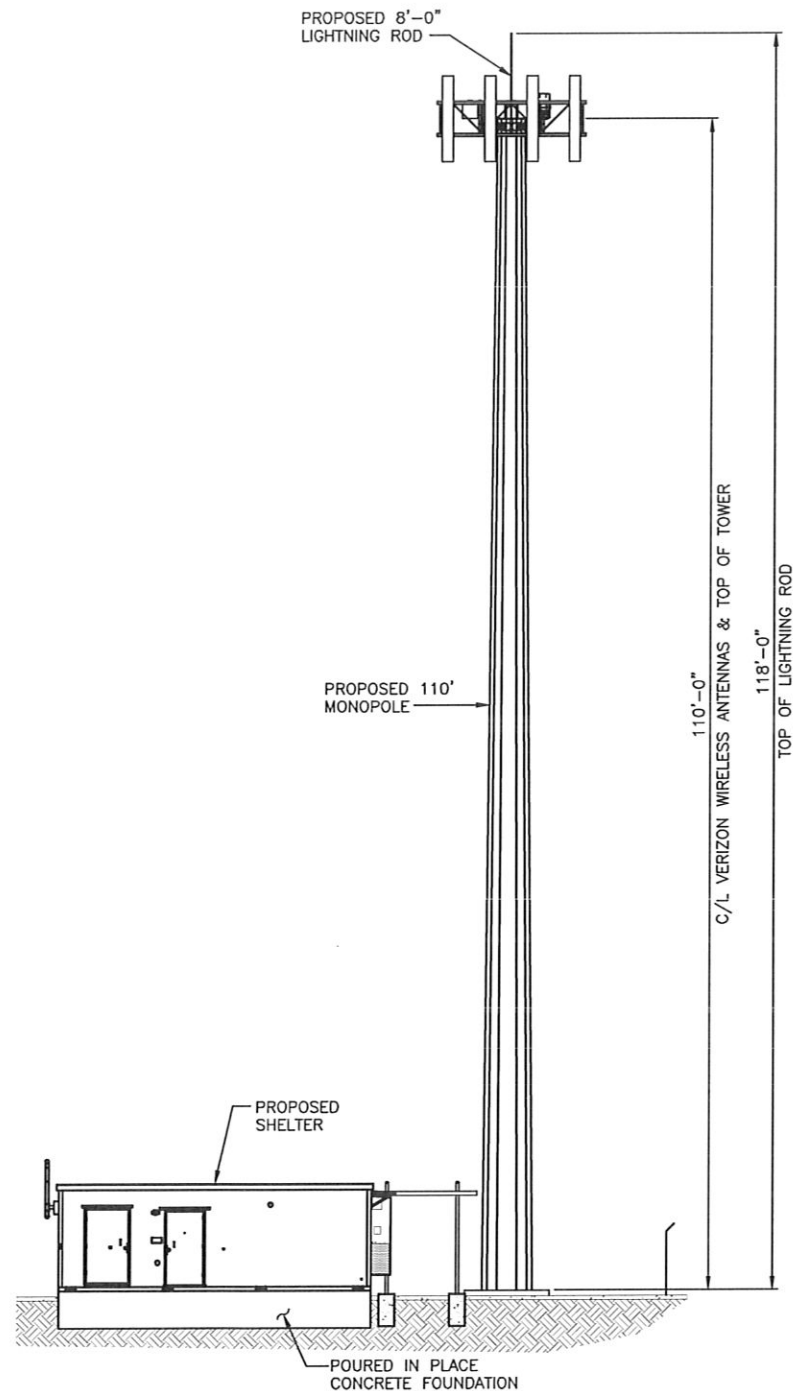
ENLARGED SITE PLAN

SSC #

SHEET NUMBER:

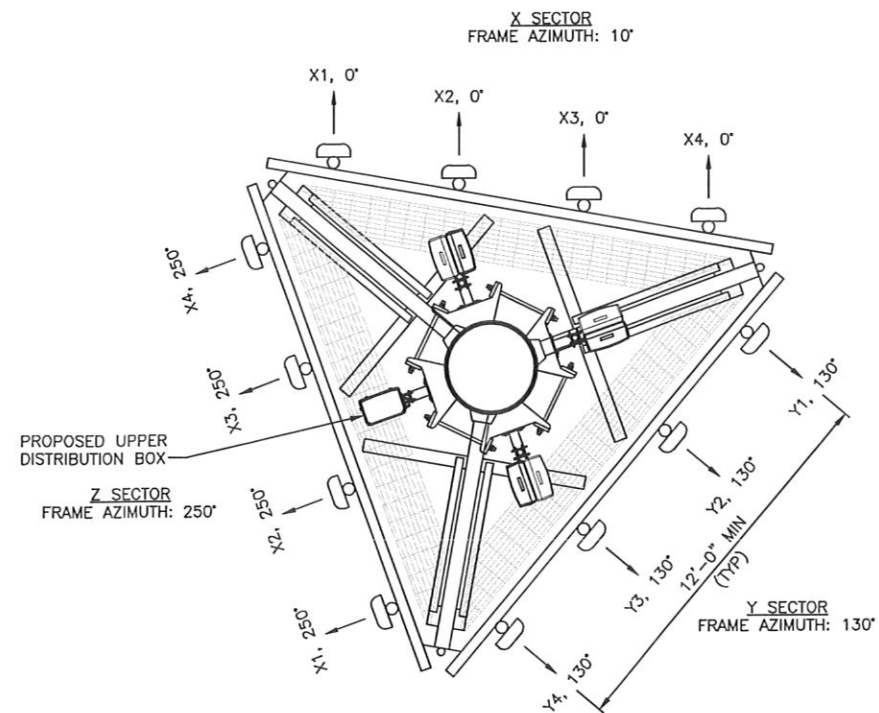
A-2

ALL TOWER INFORMATION SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER FROM THE FINAL DESIGN PROVIDED BY THE TOWER MANUFACTURER. THE CONTRACTOR SHALL CONSTRUCT THE TOWER, TOWER FOUNDATION, AND ALL OTHER RELATED COMPONENTS IN ACCORDANCE WITH THE TOWER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS. SSC TAKES NO RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE PROPOSED TOWER OR PROPOSED TOWER FOUNDATION.



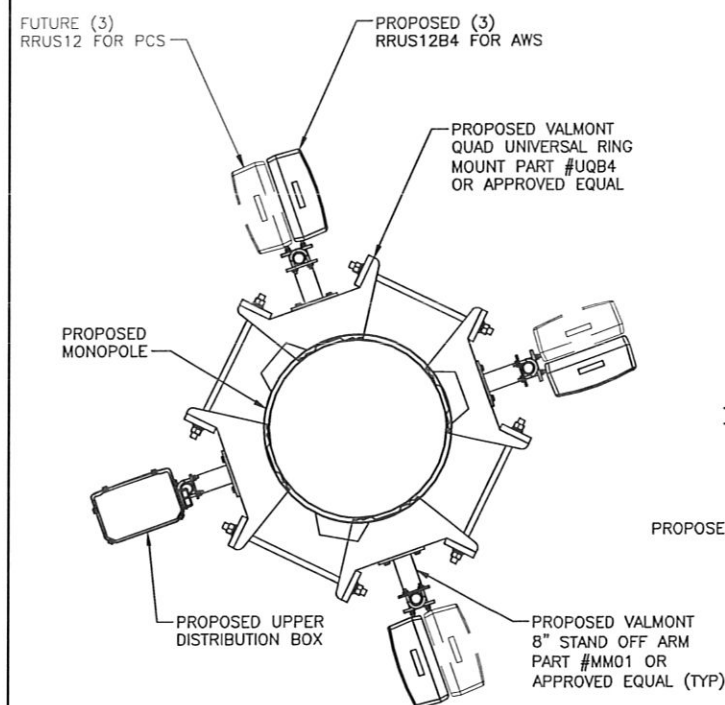
TOWER ELEVATION

3

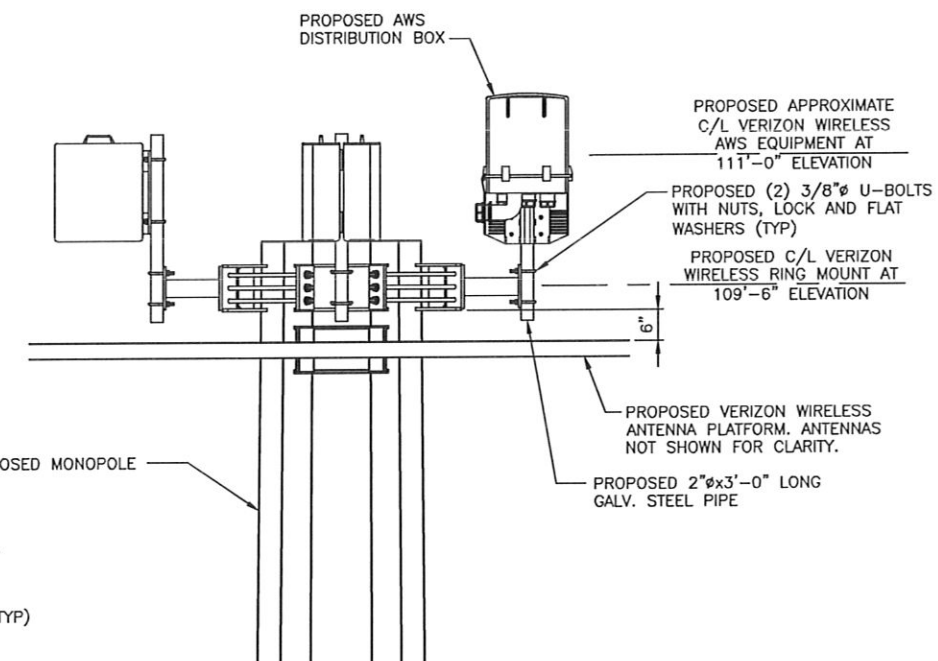


ANTENNA LAYOUT

1



PLAN VIEW
NOT TO SCALE



ELEVATION
NOT TO SCALE

AWS EQUIPMENT MOUNTING DETAILS

2

PLANS PREPARED FOR:

verizon wireless

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
PHONE: (952) 946-4700

PLANS PREPARED BY:

7803 Glenroy Road, Suite 102
Bloomington, Minnesota 55439
Phone: 952-831-0131
Fax: 913-438-7777

SSC

ENGINEERING LICENSE:

MICHAEL L. OWENS, P.E.

DATE
My license renewal date is
December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline
STRUCTURAL/CIVIL SC

SHELTON D. KEISLING, P.E.

DATE
My license renewal date is
December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline
ELECTRICAL E

ENGINEERING LICENSE NOTICE:

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DRAWING NOTICE:

THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY. AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS	DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW		07/07/14	KJA	A

SITE NAME:

IA11 MORRIS

SITE NUMBER:

276604

SITE ADDRESS:

1003 S 12TH STREET
MARSHALLTOWN, IOWA
50158

SHEET DESCRIPTION:

TOWER ELEVATION
& ANTENNA LAYOUT

SSC #:

SHEET NUMBER:

A-3