

City of Winsted  
Planning Commission  
City Council Chambers  
May 11, 2015  
6:00 p.m.

Present: Jolynn Cafferty  
Marvin Ebensperger  
Mike Guggemos  
Allison Moses  
Mike Henrich

Not Present: Tom Ollig

Staff Present: Clay Wilfahrt, City Administrator  
Raquel Kirchoff, Administrative Assistant

1) Call the Meeting to Order

Mr. Ebensperger called the meeting to order at 6:00 p.m.

2) Approval of Minutes

**Mr. Henrich motioned to approve the minutes from the Planning Commission Meeting on April 13, 2015. Ms. Cafferty seconded the motion. Motion carried 5-0.**

3) Public Hearings

a.) Resolution PCR 15-03 – Conditional Use Permit (CUP) – Winstock Country Musical Grounds

Mr. Ebensperger opened the Public Hearing at 6:02 p.m. Mr. Ebensperger stated that no public input regarding the CUP request was received.

Mr. Wilfahrt stated that Mr. John Anderson was present to review the information regarding this CUP request and further stated that Mr. Jarrod Andrews from Jacobs Engineering was also present to answer any questions.

Mr. Anderson stated that Verizon Wireless is proposing to install a temporary communication facility referred to as a "Cell on Wheels" during the Winstock Country Music Festival (Winstock). This temporary facility will provide voice and data service to Verizon customers during Winstock. This use would be temporary in nature and be used on an annual basis during the Winstock festival.

The property that the "Cell on Wheels" would be installed on is owned by Church of the Most Holy Trinity, and is the location of Winstock. Under section 407.004 of the city code, it allows towers and antennas less than 200 feet in height above ground level, for wireless communication systems, to be permitted upon the issuance of a Conditional Use Permit on either municipally owned structures and land or on any land zoned I-1 Industrial District. In this case the property in question is zoned I-1 Industrial District.

The temporary tower is to be located south of the existing fence in the middle of the property well away from the property lines within a 100 foot licensee lease area. The total height of the tower and antennas will be 75 feet and temporary fencing will be provided on site.

Mr. Anderson reviewed the requirements and findings of this Conditional Use Permit request, and the performance standards applicable to Conditional Uses, of which, many of these will not apply to this particular CUP.

Mr. Ebensperger stated that one of the conditions in the resolution refers to co-location of other towers within a specified distance of where this tower would be placed. Mr. Ebensperger asked if the City of Winsted was approached by another communications company for the same CUP request, could this tower proposed by Verizon be used as a co-location.

Mr. Andrews stated that he did not think that this particular design of a temporary tower would accommodate more than one carrier on it. He continued by stating that he has not seen other carriers requesting temporary towers for service, but if they would in the future, another design of a tower could possibly accommodate more than one carrier. If not, the next carrier to request would have to apply for a Conditional Use Permit.

Mr. Ebensperger stated that the City does not want multiple towers; if others apply for a similar tower in the future, this CUP would set a precedent if there were more applications in the future.

Mr. Anderson stated that this is the reason for keeping all twenty-one (21) conditions as part of the approval process for the CUP; so if someone applies in the future, the Planning Commission has options for co-location alternatives rather than another temporary tower.

Mr. Ebensperger stated that because of the temporary nature of this tower, the condition regarding fencing is not necessarily needed; however, for security it would be nice.

The Planning Commission members discussed the fencing and Mr. Andrews explained that the location of the tower is already in a fenced off area during the event, and they will have additional security fencing around the tower to prohibit anyone from disturbing the equipment.

Mr. Andrews addressed condition number thirteen (13), regarding the monopole design and stated because this structure is temporary, it is not a monopole design. He requested that the Planning Commission would approve this alternative design because of its temporary basis. The Planning Commission members approved of the alternative design.

The Planning Commission members discussed the timing of when the tower would be installed and when the tower would be removed. They approved a timeframe of installation no more than seven (7) days before and removed within seven (7) days after the festival is over.

**Ms. Moses motioned to close the Public Hearing. Mr. Henrich seconded the motion. Motion carried 5-0.**

**Mr. Guggemos motioned to adopt Resolution PCR 15-03 recommending approval of the Conditional Use Permit allowing for a temporary communication facility with the changes that were discussed to the conditions of the Resolution to be incorporated by Mr. Anderson into the resolution; and that the Planning Commission recommends approval of the alternative design of the tower, not the monopole design. Ms. Cafferty seconded the motion. Motion carried 5-0.**

- 4) No Old Business
- 5) No New Business
- 6) Other

The Planning Commission members thanked Mr. Wilfahrt for his service to the City of Winsted.

- 7) Adjourn

**Ms. Moses motioned to adjourn the meeting. Mr. Henrich seconded the motion. Motion carried 5-0. Meeting adjourned at 6:27 p.m.**

*Clay Wilfahrt*

Clay Wilfahrt  
City Administrator  
City of Winsted

ATTEST:

*Raquel Kirchoff*

Raquel Kirchoff,  
Administrative Assistant  
City of Winsted