



City of Grand Island

Tuesday, May 28, 2019

Council Session

Item E-4

Public Hearing on Request from GC Mini Storage, LLC on behalf of Viaero Wireless for a Conditional Use Permit for a Wireless Telecommunication Tower located at the South Entrance of 3007 North Road

Council action will take place under Requests and Referrals item H-2.

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: May 28, 2019

Subject: Request of Chris Riha, representing NE Colorado Cellular, LLC, dba Viaero Wireless for Approval of a Condition Use Permit to Construct a Telecommunication Tower at 3007 N. North Road

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request to allow for the construction of a 100 foot monopole telecommunication tower with a 5' antenna attached to the top for a total height of 105' at 3007 N. North Road.

The property is currently zoned B-2 General Business, the Grand Island Zoning Code requires that all telecommunication towers receive the approval of City Council in the form of a conditional use permit prior to construction.

The intent of the tower and telecommunication facilities and antenna regulations are to protect residential areas and land uses from the potential adverse impact of the installation of towers and antennas through careful design, siting, and camouflaging, to promote and encourage shared use/collocation of towers, and to ensure that towers and antennas are compatible with the surrounding land uses.

Discussion

The City Code specifies eight items to be submitted with the application for a tower development permit; all of those items have been submitted, with the exception of:

1). the engineering of the tower and foundation design. It appears reasonable to delay the submittal of this item until after the City Council has approved the location. At the time of a request for a building permit then the engineering for the construction needs to be submitted before a building permit would be issued.

Information attesting to a diligent effort to collocate with any tower within a one mile radius has been submitted by the applicant.

There are five tower locations within the one mile radius;

3429 W. Airport Rd.	Verizon	180'
3721 W Nebraska Hwy. #2	Viaero	150'
2520 N. Diers Ave.	KSYZ	50'
2485 N. Diers Ave.	Viaero	50'
4116 W. Capital Ave.	Verizon	80'

None of the existing towers appear to provide adequate colocation possibilities. The location of this proposal does not appear to create any negative impact on the neighboring properties.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the request for a conditional use permit finding that the proposed use is a listed conditional use in the zoning code and that it will not be detrimental to public health, safety, and the general welfare of the community.
2. Disapprove or /Deny the conditional use permit, finding that the proposal does not conform to the purpose of the zoning regulations.
3. Modify the conditional use to meet the wishes of the Council.
4. Refer the matter to a special committee for a determination of a finding of fact.

Recommendation

City Staff recommends that the Council approve the request for a conditional use permit to construct this 100 foot telecommunication tower, finding that the request does promote the health, safety, and general welfare of the community, protects property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

Sample Motion

Move to approve the requested conditional use permit as specified in the staff recommendation published in the Council packet and presented at the City Council meeting and finding that the application will conform with the purpose of the zoning regulations.

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Wireless Telecommunication Tower for VIAERO WIRELESS (100-FT Monopole Site).
*See enclosed EXHIBIT A1 - Simulated Picture. The construction of the Monopole Site will comply with Article XI & other Local Zoning Requirements.
2. The owner(s) of the described property is/are: (Land) GC MINI STORAGE, LLC.
*See enclosed EXHIBIT B2. (Monopole Site) NE COLORADO CELLULAR, INC.
3. The legal description of the property is: Pt. NW¼ 1-11-10, Hall County, Nebraska.
*See enclosed EXHIBIT C - Survey/Site Plan Drawing.
4. The address of the property is: South of the Entrance to 3007 North Road.
*See enclosed EXHIBIT D - Address of Property.
5. The zoning classification of the property is: B-2 General Business.
*See enclosed EXHIBIT E - Zoning District Map.
6. Existing improvements on the property is: Indoor/Outdoor Storage Rental Units.
*See enclosed EXHIBIT F1 & F2 - Pictures.
7. The duration of the proposed use is: Unknown.
8. Plans for construction of permanent facility is: 2019.
9. The character of the immediate neighborhood is: Business.
10. There is hereby **attached** a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested. *See enclosed EXHIBIT G1 & G2 - Radius Map & List of Property Owners within 200 Feet.
11. Explanation of request: Construct a 100-FT Monopole Site to improve the Voice & Data Coverage for VIAERO WIRELESS in the immediate area. Also, provide the Monopole for the colocation with a Contracted 3rd Party.
*See enclosed EXHIBIT I - Frequency Strength Maps.

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

5/7/19

Date

(308) 750-3651 Grant
(970) 867-6767 VIAERO WIRELESS

Phone Number

(308) 370-0383 Chris

*Grant Calleroz, GC MINI STORAGE, LLC

Chris R. Riha, NE COLORADO CELLULAR, INC.,

Chris R. Riha Owners(s) d/b/a VIAERO WIRELESS

*P.O. Box 191

1224 W. Platte Avenue

Address

*Ord, NE 68862

Fort Morgan, CO 80701

City

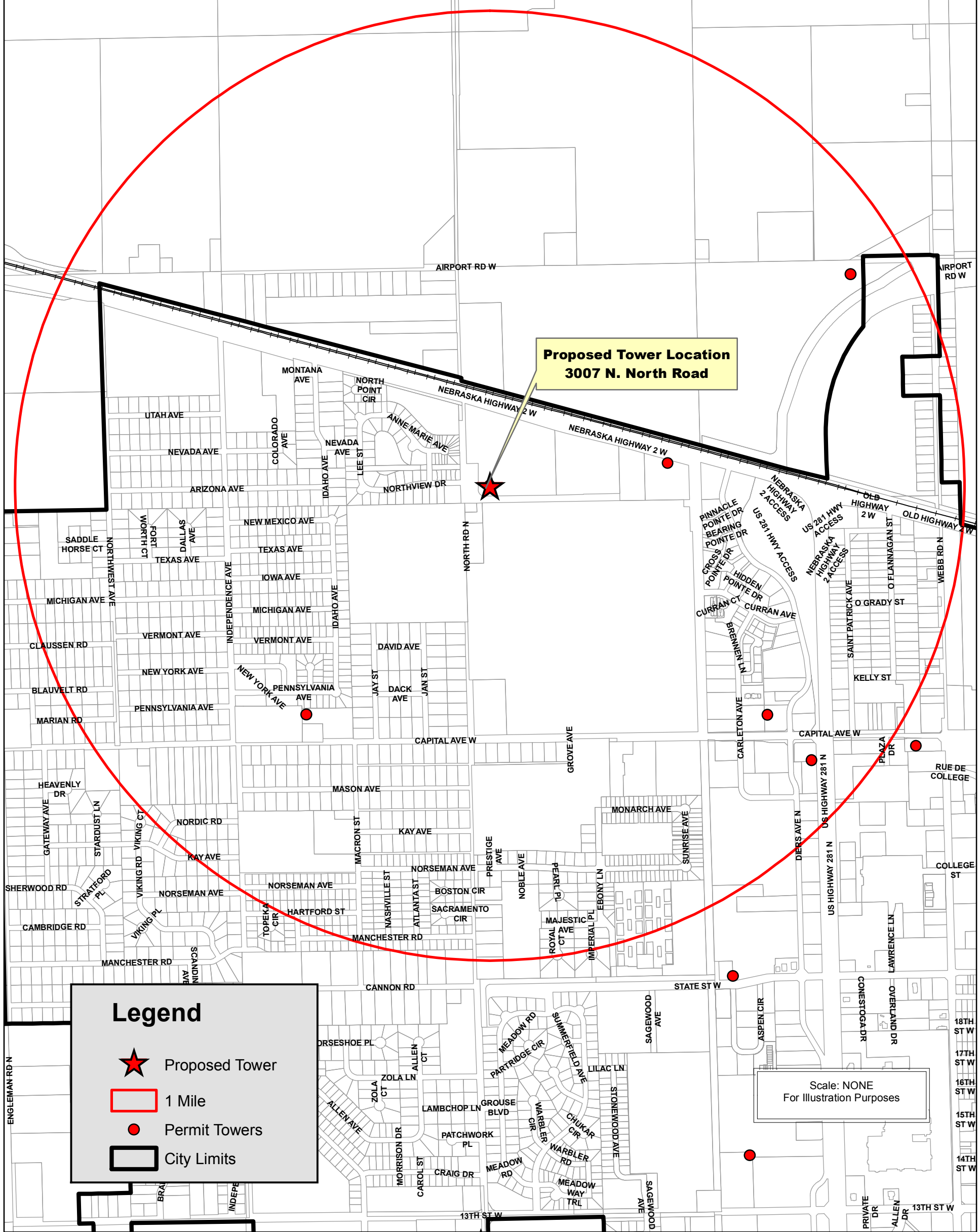
State

Zip

Please Note: Delays May Occur if Application is Incomplete or Inaccurate.

Proposed Tower Location Map

3007 N. North Road



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Albia, Cairo and Doniphan, Nebraska

