

**BZA MINUTES****NOVEMBER 25, 2002**

Members present: Charles Addington, Mike Blankley, Dale Clevenger, Mike Thurston, Jeff Prescott, Bill Davis, James Trautman.

Staff present: Cathy Flatter, Executive Director, Jamie Stump, Recording Secretary.

Legal representation: Robert C. Oliver.

Others present: Steve Qualley, Jim Howell, Don Hoefelmeyer.

The meeting was called to order by Chairman Addington at 7:00 P.M.

Chr. Addington: We need to approve the minutes of the October 21<sup>st</sup> meeting. Do I hear a motion to that affect?

D. Clevenger: So moved.

M. Thurston: Second.

Chr. Addington: All in favor say aye. "Ayes". Opposed (none). The minutes of the October 21<sup>st</sup> meeting have been approved as written. I will read the following for everyone here tonight. The petitioner will be allowed to present the facts and arguments in support of his or her case without interruption by any other person. The board members will then be allowed to speak and ask questions of the petitioner. Any interested parties that received a notice shall then be allowed to speak and present their facts and arguments uninterrupted. The board members may then ask questions of these interested parties.

BZA 2002-36-CU (Verizon Wireless, Union Township)

Chr. Addington: Mr. Qualley would you please come up and state your name for the record. This is a recorded meeting.

S. Qualley: My name is Steve Qualley. I do site acquisition work for Verizon Wireless, formerly GTE, in this area. I am from Bloomington, Indiana.

Chr. Addington: Did you receive an Article V, Conduct of Hearing when you applied for this from the Area Planning Commission Department?

S. Qualley: Yes.

Chr. Addington: Did you notify all the surrounding property owners?

S. Qualley: I did.

Chr. Addington: Did we get the receipts back on those Jamie?

J. Stump: Yes.

Chr. Addington: We finally got published in a timely manner?

J. Stump: Yes.

C. Flatter: Finally.

Chr. Addington: You can tell us what you want to do.

S. Qualley: Verizon gives me a search area, which is basically a circle on the map. That circle is determined by Verizon's radio engineers.

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S. Qualley: What I did was make copies of the propagation maps. You each should have a copy of that. There are two pages to this. One is, the heading says, Coverage without Losantville site. The second page is with, I guess the best way to explain this is, this is radio propagation computer generated. Red is the color that would convey a strong signal, yellow is decent, green is marginal at best and where it is white, there isn't any, so I am assuming where you see the white there it is way at the bottom of valleys or something. If you turn to the second page then, you can see how the new site would fill in somewhat coverage and link up Winchester, Muncie South, the New Castle site and if you went to the southeast, maybe Cambridge City. As you can see there is additional work that needs to be done in this area. The other photographs that I submitted are called photo simulations, where that is the actual ground with the tower placed on site and showing it from two different angles. Verizon site would be a 70' x 70' lease area on a piece of ground owned by Gordon Fisher. It is zoned A-1. We are sitting basically in a field. There aren't any houses around. We've set it up for co-location. If you were to look at the site plans that you probably received, the first page shows the survey. This sits north of the intersection of Hwy. 35 and Hwy. 36 and just south of the carpet building. You can see our proposed access, which would be graveled. The lease area would be fenced, the compound area would be graveled and then if you were to go to the second page, the C-3-1 page and look at the compound itself, you see the tower, Verizon's proposed shelter location with their generator pad and then accommodations for three additional co-locatees if you will, if anyone else wants to join in there we will make a deal with them and they can get on. Since this is an unmanned facility, sewer and water aren't required. Technicians would show up about once a month just to check it out to make sure it is running okay. There will be very little traffic to the site. We think it is a good site. Do you have any questions?

M. Blankley: I have a couple questions. Why is nobody wanting to go farther east then say, Winchester? That is void to the east.

S. Qualley: Did you say north of Richmond?

M. Blankley: You can probably go all the way from Michigan to the State Line.

S. Qualley: I am not a radio guy, but my guess is the propagation for Verizon's FCC License probably ends right at the State Line and eventually probably what they could do is face something up against say the east line of the state and then just shoot it back into Indiana without having a third set of antennas shooting into Ohio, but as to why, I couldn't say.

M. Blankley: Because that whole area is totally dead. You get a radio out there and you are not going to get anything. You have 10 miles from here to the State Line and there is nothing from there.

S. Qualley: I know that I did have, when I did this site, I had three sites here in Randolph County. One was in Parker City, this one and one in Lynn. The intent is there. Budgetary constraints for the cost are saying right now that they will build this one and once this is up they will take another look at the area and see what needs to be worked on next.

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M. Blankley: Because the area wherever you have a tower, you could put another one over closest to State Line and you get the same coverage. I mean, no more if you are using the red, that area in red, you could put any of them along State Line and get it.

S. Qualley: Yes. I mean, there are many, many locations that need to be, to do infield coverage, as you can see. If my memory serves me correctly, between Winchester and Muncie, would hit Parker City, so if they were to get one in there eventually, it is not on the radar screen right now. It was but then it dropped off. You can see southwest of Muncie, there is a hole over in there. It is a matter of dollars. Population, where can these guys make their money?

Chr. Addington: Transmission lines are going to be south of you right? The overhead transmission lines, is that going to cause a problem?

S. Qualley: As long as we are not in an existing right-of-way, we are okay.

Chr. Addington: Telephone communication?

S. Qualley: No. Now just let me say too, that this being a 285' tower, it will be lit according to FAA regulations. Just like all the other towers around. It would have the white strobe in the day time and then go to the red at night. The way that I understand it is above 200 feet, FAA requires lighting, but that could be different if a tower were permitted close to an airport, it may be that 200' or something like that would have to be lit but when you are out in a rural area like this with nothing hopefully around that is an airport, that is the standard.

Chr. Addington: The part that you leased, how close is that to State Road 35? I looked on the map, but it is angles and it is hard to tell.

S. Qualley: Another thing I can say about that, the towers are designed to collapse on themselves, not fall over. It looks like from the survey that I see we are about 185 feet from the edge of US Hwy. 35.

Chr. Addington: That is at the closest point?

S. Qualley: Yes.

Chr. Addington: That one corner is going to be a lot closer than the east.

S. Qualley: Yes but the tower itself sits in the middle of that lease area.

Chr. Addington: Any microwave used there?

S. Qualley: They may use a 4' dish to shoot to another site but it is not in the plans at this time. They can get hopefully, the correct T-1 lines to the site for underground telephone service. If they were to add a dish, it would probably be one of those 4' mesh type outfits that are quite small.

Chr. Addington: I noticed on page C-3 of your plans, the tower shows three carriers you could put on there. I noticed in the written plan it says two.

S. Qualley: If I said in my written statement two, I should have said three. As you can see, Verizon is down in the southeast corner of the compound and then just to the west of there, 12 x 16 is a generator pad. They will be installing a generator for emergency purposes. As you can see west of there is one, north of there is another one and then north of the tower, the northeast corner is a third. The tower will be strong enough to hold Verizon's gear as well as three additional. Each carrier then, prior to attaching antennas to the tower would have to perform a structural analysis to make sure the additional antenna is, the tower is capable of holding any additional weight.

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S. Qualley: The tower will be designed and ordered according to, as you see it here on the site plan of four carriers, three, with Verizon being the fourth.

Chr. Addington: In your paperwork that I got, it says two additional carriers. That is the reason I was asking.

S. Qualley: Yes, my mistake.

Chr. Addington: Any other questions board members? Is there any surrounding property owners that would like to come up and speak? Please come up. State your name for the record.

J. Howell: My name is Jim Howell. We own property just to the west of this. I would like to speak in favor of this. It is definitely a dead area. We farm right through were this thing is going also, even though it isn't our property at this point. We have run over stakes for three years. We would like to see this thing happen real quick.

S. Qualley: It is going to happen real quick.

J. Howell: The only thing that would be better would be if you would move it to the west a little bit and I would collect the lease payment rather than Gordy.

S. Qualley: When I originally did this in coming in, we were a permitted use on commercial ground, so of course I was targeting areas where we could just build the thing, we got our permits, were ready to go but then they had to make it tough and do it again.

Chr. Addington: How close is that to your line?

J. Howell: Pretty close actually.

S. Qualley: Yes, I would say probably, we can look at it again.

J. Howell: It is not very far.

Chr. Addington: I noticed on the map it looks almost right up against it.

S. Qualley: It is probably 50' or so.

D. Hoefelmeyer: It is 50 feet.

S. Qualley: This is Don Hoefelmeyer, he is with Magtech. He is the guy who drew up the site plans and took the photo simulation. If Don says it is 50 feet then it is 50 feet.

Chr. Addington: Anything else, board members?

C. Flatter: Don could we get you to sign our sheet so that we have your name in attendance tonight?

Chr. Addington: Thank you. Do you have anything to add?

D. Hoefelmeyer: I apologize for being late. Portland is a little bigger than what I thought it was.

Chr. Addington: If there are no further questions we are ready to take action on BZA 2002-36-CU.

D. Clevenger: So moved.

M. Thurston: Second.

Chr. Addington: All in favor say aye. "Ayes". Opposed (none). I need a motion for a roll call vote.

J. Prescott: So moved.

M. Thurston: Second.

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Chr. Addington: All in favor say aye. "Ayes". Opposed (none). Jamie we are ready for a roll call vote.

A roll call vote was taken: Mike Blankley, yes; Charles Addington, yes; Dale Clevenger, yes; Jeff Prescott, yes; Mike Thurston, yes; James Trautman, yes; Bill Davis, yes.

Chr. Addington: Your petition has been granted.

S. Qualley: Do I just need to come in and redo our permit again?

C. Flatter: Yes, apply for the permits.

S. Qualley: The Improvement Location and Building Permit?

C. Flatter: Yes.

S. Qualley: How many sets of plans do I need?

C. Flatter: One.

S. Qualley: I got that. He sent me an extra one.


C. Flatter: Good.

S. Qualley: Thank you very much. Happy Thanksgiving, by the way.

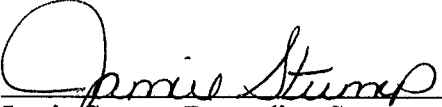
Chr. Addington: Is there anything else we need to cover board members?

The meeting adjourned at 7:20 P.M.

THE NEXT REGULARLY SCHEDULED MEETING IS JANUARY 27, 2003 AT 7:00 P.M. IN THE CONFERENCE ROOM (IN THE BASEMENT) OF THE RANDOLPH COUNTY COURTHOUSE, WINCHESTER, INDIANA.

  
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Charles Addington, Chairman

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Mike Blankley, Vice Chairman

  
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Jamie Stump, Recording Secretary