

## OCTOBER 22, 2012 Plan Commission Meeting

The Plan Commission met at 7:20 p.m. on Monday, October 22, 2012 at the Town Hall in New Munster. Chairman William Glembocki opened the meeting with the Pledge of Allegiance.

Plan Commission members present signing the attendance sheet: Chairman William Glembocki, Clayton Wagner, Randy Schulz, Vince Mosca, Paul DeLuisa, Mary Ochoa-Petersen and Dennis Robers. Sue Riley was excused.

Also present: Supervisors Andrew Lois, Clerk Sheila Siegler, Jack Bobula, Brian Kerkman, Jeff Niederer, Lou Denko and Scott Littell, consultant representing NTP Wireless Agent, Chris Barton.

Meeting notices were posted in six public places and newspapers were notified. Meeting notice was also placed on the town website. Property owners within 300 ft. of Tax Parcel #95-4-219-292-0200 were notified of the meeting by First Class Mail.

### **Public Comments** – none

- **Applicant:** Roland & Bonnie Lou Denko, 3403 392<sup>nd</sup> Ave., Burlington, WI 53105 (owner); NPT Wireless/AT&T Mobility, Chris Barton, (agent), 4619 N Ravenswood, STE 301, Chicago, IL 60640 (applicant)

**Request:** requesting a Conditional Use Permit for the placement of additional antennas and equipment on an existing cell tower in the M-3 District – Tax Parcel #95-4-219-292-0200

Location – south side of 31<sup>st</sup> St., .44 miles east of 392<sup>nd</sup> Ave. - 38601 31<sup>st</sup> St.

Scott Littell representing Chris Barton said they have plans and structural analysis. Plan is to change from six to more modern setup on bottom. The plan is to have six on top to nine on bottom with a new platform. There is no change to the red light required by FCC regulations.

Responding to Commissioner Dennis Robers, Littell said it is a “beefy” pole and could have more antennas placed on it.

Littell said the cell phone upgrades and 4g requirements and use have required updating and additional cell tower antenna.

There was no one present to speak against the proposal.

Commissioner Paul DeLuisa moved a favorable recommendation to the town board for the Conditional Use Permit requested by Roland and Bonnie Lou Denko for antenna additions to the existing cell tower on Tax Parcel #94-3-219-292-0200 per application submitted.

Commissioner Clayton Wagner seconded. Motion carried.

Chairman informed Littell the Town Board would act on the petition October 29<sup>th</sup> and he was not required to attend.

### • **Reports and correspondence** –

A. Text amendment for Town of Wheatland Comprehensive Plan – explain need and process for an amendment. Clerk reported the Kenosha County Comprehensive Plan has been amended to allow zoning to be changed back to agricultural but still keep the land plan map as residential use, if a planned subdivision was not developed and the plat was either not finalized or was finalized and rescinded.

The text of the town plan will also need to be amended to reflect that change. This will require the same publication and public hearing required for a comprehensive plan map amendment. It is likely we will be having this type of request for the former Hidden Meadow Estates Subdivision (Ken Koch) located in the northeast corner of 368<sup>th</sup> Ave. and 52<sup>nd</sup> St.

B. Fox River Trails Subdivision property has been sold. A Preliminary Plat has expired for that proposed subdivision. The new owner may be requesting a revised plat be approved even though he has no current plan to proceed to Final Plat; it will continue to be farmed in the meantime. The land along the Fox River was sold to the DNR plus the entire wetland to the south of the proposed subdivision. This will require preliminary plat revision as well as changes to the proposed covenants, etc. This is still zoned residential and is still in the comprehensive plan as residential use.

C. Dan Long, property owner on 376<sup>th</sup> Ave. had requested review of a proposal to split off the existing house and creating a parcel which would be less than five acres. This area is in the comprehensive plan map for residential but all of the property is zoned A-1 and there are no contiguous residential lots not zoned A-1. Dan Long was advised the town comprehensive plan does not allow the creation of a parcel of less than five acres in this instance.

- **Adjournment**

William Glembocki moved to adjourn at 7:45 p.m. Paul DeLuisa seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk