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Staff Report to the Plan Commission

Text Amendment – Wireless Communication Facilities

Prepared: 1/30/2025

Project: 2025-0111 Text Amendment – Wireless Communication Facilities

Requested Action: Text Amendment to Section 6-314.G.3 Wireless Communication Facilities to allow for Lattice Style Towers for Government uses.

AMENDMENT SUMMARY

The purpose of this text amendment is to allow the construction of lattice-style towers for government-owned or government-operated wireless communication facilities. Government uses such as the police department and fire district require specific locations and heights for their radio networks to support effective emergency response operations. Since these towers serve specialized functions critical to public safety, the below amendment would allow for lattice towers to be constructed.

PROPOSED AMENDMENT TEXT

SECTION 6-314.G. Location and Standards of Wireless Communication Facilities.

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3. Wireless communication facilities may locate as a new freestanding monopole via a special use permit on any non-residential parcel located in the VC Village Center District, BIZ General Business District, MFG Manufacturing District, COR Mixed Use District or ORI Mixed Use District, or on institutional parcels in any zoning district provided proximity requirements to residential buildings are met.
 - a. The parcel must meet the minimum lot size requirement of the zoning district in which it will be located. (Ord. 3837 - 12/1/03)
 - b. Freestanding wireless communication facilities must meet all setback requirements of the zoning district in which they will be located.
 - c. Freestanding wireless communication facilities can-not be located in the required landscape buffers of the zoning district in which they will be located.
 - d. Freestanding wireless communication facilities must be a minimum of 500 feet from any residential building.
 - e. Freestanding wireless communication towers shall be no taller than 100 feet.
 - f. All new wireless communication towers shall be self-supporting monopoles, **except for towers installed by and used for government purposes. Lattice towers may be allowed for government uses when necessary.** Guyed ~~or lattice~~ towers are prohibited. All towers shall be constructed with at least one release point so as to bend and fold over on themselves when necessary and meet current industry standards for engineering.
 - g. The base and ground equipment of new freestanding wireless communication facilities shall be screened with an 8 foot tall solid, opaque fence enclosure constructed of either wood or neutral colored (e.g. non-white) vinyl material. The base and ground equipment enclosure shall be landscaped using Type 2

Bufferyard requirements as outlined in Section 6-305, "Landscape and Tree Preservation," of this Code. If the required bufferyard cannot be accomplished due to spatial constraints, other incremental improvements or a fee in lieu of landscaping may be required to mitigate the visual impact to the surrounding area. (Amd. Ord. 5061 1/18/16)

- h. Existing on-site vegetation shall be preserved or enhanced where possible, and disturbance of existing topography shall be minimized, unless such disturbance would reduce the visual impact on the surrounding area.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0111, also known as Text Amendment to Wireless Communication Facilities, staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated January 30, 2025.

And

Staff recommends the Plan Commission approve a text amendment to Section 6-314.G.3.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2025-0111, also known as Text Amendment to Wireless Communication Facilities, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.