

Village of Egg Harbor
Plan Commission Meeting Minutes
Tuesday, September 24, 2013 at 6:00 p.m.
Paul J Bertschinger Community Center
7860 State Hwy 42, Egg Harbor, Wisconsin

Joe Smith, Chair
Gail Hill, Commissioner
Emily Pitchford, Commissioner
John Heller, Commissioner

Kathy Mand Beck, Commissioner
Carol Ballje, Commissioner
Lou Nyberg, Commissioner

1. Call Meeting to Order

Chair Smith called the meeting to order at 6:02 p.m. Those in attendance were Carol Ballje, Emily Pitchford, John Heller, Lou Nyberg, Kathy Mand Beck, Gail Hill, and Chair Joe Smith. Others in attendance were Josh Van Lieshout, Village Administrator, Rich Kotite (AT&T) and Julie Tonkovitz (AT&T) as well as 30 to 40 members of the public.

2. Open Session (limited to 10 minutes)

Chair Smith addressed the members of the community in attendance. If they were here to comment on the cell communications issue that they hold their comment until after the presentation by AT&T and discussion by the commission members.

Kathy Beck shared concerns she received negative comments on the orange snow fence used to provide a boarder for the alefest event. Kathy asked if there are any standards used for evaluating events. VanLieshout responded that reviews are pertinent to sanitation and public safety and that there isn't any established criteria for aesthetic concerns, however valid.

3. Approve agenda

Mand Beck moved to approve the agenda, Hill seconded. Motion carried.

4. Approve minutes of August 27, 2013 meeting

Smith moved to approve the minutes of August 27, 2013, Mand Beck second. Motion carried.

5. AT&T cell tower

Rich Kotite, Site Acquisition Specialist introduced himself, Julie Tonkovitz explained her role to the Commission and the audience as an external relations manager for AT&T.

Mr. Kotite walked the Plan Commission and audience in attendance through the various cell tower locations and coverage areas afforded by locations at the Paul J. Bertschinger Community Center, Main Lift Station (Beach View Park), and outside the corporate limits of the Village of Egg Harbor.

The Paul J. Bertschinger Community Center, site is still the best site for service. Mr. Kotite explained that AT&T could serve the community with a 100 feet tower, the

Village would, essentially be able to design the tower it would like and can accept in the community. The Main Lift Station (Beach View Park), is a workable site with substantial coverage, a tower in this location would have to be about 120 feet. The Dog Park and Wastewater Treatment Plant locations are not suitable due to reflection from the water and conflicts with the site at CTH E. A site south of the Village on top of the escarpment would provide the best coverage to the community, but will end up on private property and would most likely be a monopole type, which is presumably less aesthetically desirable than a stealth tower located on property owned by the Village.

Ms. Tonkovitz addressed prior questions about why AT&T would serve the water area of Egg Harbor. Ms. Tonkovitz explained that water presents a certain problem for cellular signals and AT&T does not want to serve water areas.

Following the presentation by Mr. Kotite and Ms. Tonkovitz, Chair Smith opened the floor to the Plan Commissioners for questions. Commissioner Mand Beck addressed the AT&T representatives as well as letting all know of the aesthetic concerns of the Village in the Village's comprehensive plan and more recent efforts to improve the community. Commissioner Mand Beck reminded the gallery and other members of the Commission that it is their duty to learn and hear about issues that come to them, the Commission does not get to pick and choose what comes to their agenda.

In regards to the Paul J. Bertschinger Community Center site, Chair Smith asked if a tower were 100 feet tall, would a tower be required to have a warning light on top? Mr. Kotite responded that he didn't think so, but would be happy to review and provide an answer.

In regard to general tower design, Commissioner Ballje asked if the tower base would have to be 20 feet square. Mr. Kotite replied that it would not necessarily have to be that large.

Commissioner Pitchford asked if a tower located outside the Village, how high would it be? Mr. Kotite and Ms. Tankovitz replied that tower would be designed to a maximum height where lighting could be avoided, approximately 200 feet.

Administrator Van Lieshout responded to a question from the Commission concerning lease value and stated that assigning a value of a lease is an aspect that deserves special attention and could best be determined by valuing other municipal ground leases. This would be a negotiated item between the Village Board and the service providers.

Chair Smith opened the floor to questions from the gallery. Gallery questions and comments were related to aesthetic and property values. Mr. Kotite responded that in the stealth locations, ground aesthetics are considered, sites do not have to have chain-link fences and barbed wire. Mr. Kotite explained that due to topographic constraints, moving the tower further east would result in diminished service.

Mr. Van Lieshout explained that the question the Commission needs to answer is “Do we (the Commission) want to control the issue of where a tower is going to be located in the Village?” If the answer is no, then we don’t have to entertain the possibility of a lease on village owned property and AT&T can be released to pursue other properties. If the answer is yes, then the Commission should address the question “If the Bertschinger Center location is not acceptable, is a different location acceptable? “. If the answer to this question is yes, then we should investigate that site. Finally if a suitable site owned by the village is identified, then the directive to AT&T can be given as to what the tower and ancillary building will look like.

Chair Smith, polled the Commission about how they feel about containing the conversation with AT&T about a tower on village owned property? The response by the Commissioners was mixed. Ultimately the Commission decided they would consider the beach location only if AT&T submitted exhibits showing sight lines, a stealth type structure and realistic foot print. The Commission reminded AT&T that this was not any sort of approval and should not be construed as such, but materials the Commission expects if AT&T is going to come back to them with a proposal. AT&T responded that they would meet with their technical team to determine if it is realistic to site a tower, and that AT&T would also be considering sites outside the corporate limits of the Village.

6. Outdoor displays

Chair Smith entertained a motion offered by Mr. Nyberg to approve the proposed ordinance with changes to the definition of “Display” adding seasonably appropriate to the definition. Mr. Heller, second. Motion carried.

7. Code Violations

Van Lieshout reported that the Rosenberg property has been razed, the Bently property is being repaired and the Village followed through on the Commission’s request to remove debris from the Bridge Property.

8. Next Meeting

Next meeting will be on Tuesday October 22, 2013.

9. Adjourn