

**MONROE PLANNING COMMISSION  
MEETING MINUTES—May 16, 2023**

**Present:** Mike Eckles, Shauna Mathias, Randy Camp, Rosalind Parks

**Absent:** Nate Treadaway

**Staff:** Brad Callender—City Planner  
Laura Wilson—Code Assistant

**Visitors:** Brian Zeis, Michael Powers

Call to Order by Chairman Eckles at 5:30 pm.

Motion to Approve the Agenda

Motion Parks. Second Camp.  
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the April 18, 2023 minutes.  
Motion to approve

Motion Camp. Second Mathias.  
Motion carried

Chairman Eckles asked for the Code Officer’s Report: None

Old Business: None

**The First Item of Business** is Rezone Case #2329, a request for a rezone from B-2/PRD (Planned Residential District) to R-1A at 414 Davis St. The applicant wishes to subdivide the lot into two infill overall district lots in order to construct a single-family residence on each lot. Staff recommends approval without conditions. Brian Zeis, owner and applicant, spoke in favor of the project. Zeis showed the Commission Members images of what the new houses would look like.

Callender: Can we add the images to file?

Zeis: Sure

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve

Motion Camp. Second Mathias.  
Motion Carried

**The Second Item of Business** is Conditional Use Permit Case #2230, a request for a conditional use permit at 121 Victory Dr. to allow for a telecommunication tower. The property is being currently used for a wholesale and retail sand and gravel hauling operation. A site on the south side of the property that is not currently being used by the sand and gravel operation has been chosen for the telecommunication tower. The tower will be a typical galvanized metal pole, 150 ft tall with four carriers. The equipment at the base of the tower will be fenced in with maple trees around it. Due to requirements in the city's Code of Ordinance's, the nearest residence must be at least the same distance away from the tower as the tower is tall. In this case, the nearest residence must be 150 feet away. Staff recommends approval with conditions (as stated in the staff report dated 5/3/2023). Michael Powers from Atlas Tower spoke in favor of the project.

Powers: The tower is being started by AT&T but will have the ability to hold additional carriers or first responder equipment. AT&T is now a partner with the first responder network. The industry is regulated by the Federal Communications Commission. Therefore, the project will comply with all local and federal regulations.

Commission Mathias: When are you starting construction?

Powers: Love to get the project done this year; earliest start date is likely October 1<sup>st</sup>

Commissioner Camp: Do the towers have a capacity limitation?

Powers: There are specific engineering standards based on what it is designed for. We take the heaviest equipment currently being used in the US and multiple it by 400%. Then the engineers design it to hold that load. There is duplicity in the mechanical engineering. The tower itself is made in another state so the manufacturer of the tower will apply national standards for load capacity, their state requirements, Colorado's engineering requirements as well as Georgia's requirements.

Chairman Eckles: Are you in agreement with all the conditions listed?

Powers: To be clear, the 150ft requirement, does that include the lightning rod?

Callender: I was not considering the lightning rod as part of the physical structure because in the event of a failure the lightning rod is designed to break off.

Powers: We do accept all the conditions in Section 2

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve with conditions stated

Motion Parks. Second Mathias

Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Camp. Second Parks

Meeting adjourned; 5:53pm