

**LEE'S SUMMIT PLANNING COMMISSION**

**Minutes of Tuesday, February 28, 2017**

The Tuesday, February 28, 2017, Lee's Summit Planning Commission meeting was called to order by Chairperson Norbury at 5:00 p.m., at City Council Chambers, 220 SE Green Street, Lee's Summit, Missouri.

**OPENING ROLL CALL:**

Chairperson Jason Norbury	Present	Mr. Herman Watson	Present
Mr. Fred Delibero	Present	Mr. Beto Lopez	Present
Mr. Donnie Funk	Present	Ms. Colene Roberts	Present
Mr. Fred DeMoro	Present	Mr. Brandon Rader	Present
Mr. Don Gustafson	Present		

Also present were: Hector Soto, Jr., Planning Division Manager; Christina Stanton, Senior Staff Planner; Ryan Elam, Director of Development Center; Michael Weisenborn, Project Manager; Chris Hughey, Project Manager; Shannon McGuire, Staff Planner; Victoria Nelson, Staff Planner; Robert McKay, Director of Planning and Special Projects; Gene Williams, Senior Staff Engineer; Nancy Yendes, Chief Council of Infrastructure and Planning; Kim Brennan, Permit Tech; Jim Eden, Assistant Fire Chief II.

**1. APPROVAL OF CONSENT AGENDA**

- A. **Application #PL2017-028 - SIGN APPLICATION** - Strange Music, 201 NW Victoria Dr.; Travis O'Guin, applicant
- B. **Minutes** of the February 14, 2017 Planning Commission meeting

On the motion of Mr. Delibero, seconded by Ms. Roberts, the Planning Commission voted unanimously by voice vote to **APPROVE** the Consent Agenda, Item 1A-B as published.

**APPROVAL OF AGENDA:**

Chairperson Norbury asked for a motion to approve the agenda. On the motion of Mr. Delibero, seconded by Ms. Roberts, the Planning Commission voted unanimously by voice vote to **APPROVE** the agenda as published.

**2. Continued Application #PL2016-185 - SPECIAL USE PERMIT renewal for a telecommunication tower - 2750 NW Clifford Rd, American Tower Asset Sub, LLC, applicant.**

Chairperson Norbury opened the hearing at 5:02 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Ms. Susanne Piccolo gave her address as 10 Presidential Way in Woburn, Massachusetts. She was representing American Tower. They were requesting a renewal of the Special Use Permit for the wireless communication tower at 2750 NW Clifford Road. The tower had originally been approved in 1996 and was constructed in 1997. The facility included a 340-foot guy tower with a lease area of 2,900 square feet. There were three guide wire anchors and an access road. A six-foot security fence topped with barbed wire surrounded the compound. It was lighted in compliance with FAA regulations.

The tower currently had Sprint and Cricket Communications carriers installed. It was adjacent to properties currently zoned AG and PI; and had a natural vegetation buffer including trees. If the facility was allowed to continue operating, it would eliminate a need for additional wireless communication towers as well as allow uninterrupted network coverage for the two carriers.

Chairperson Norbury asked if the applicants were requesting a 20-year term. Ms. Piccolo answered that they were. She did not object to the wording of the motion being amended.

Following Ms. Piccolo's presentation, Chairperson Norbury asked for staff comments.

Mr. Soto entered Exhibit (A), list of exhibits 1-17 into the record. He confirmed that this application was for the continued operation of a 350-foot tower at the Clifford Road's western terminus. The application did not request any increase in height or leaseable area nor any additional equipment. The SUP renewal would allow the facility to operate as it currently did. Staff supported renewal of the Special Use Permit for a 20-year term.

Following Mr. Soto's comments, Chairperson Norbury asked if there was anyone present wishing to give testimony, either in support for or opposition to the application. Seeing none, he then asked if the Commissioners had questions for the applicant or staff. There were none; and Chairperson Norbury closed the public hearing at 5:12 p.m. and called for a motion. He stated that it would need to be amended to include a 20-year term.

Mr. Delibero made a motion to recommend approval of continued Application PL2016-185, Special Use Permit renewal for a telecommunication tower: 2750 NW Clifford Rd.; American Tower Asset Sub, LLC, applicant; amending the recommendation to limit the duration of the Special Use Permit to a term of 20 years. Mr. Lopez seconded.

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

On the motion of Mr. Delibero, seconded by Mr. Radar, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of continued Application PL2016-185, Special Use Permit renewal for a telecommunication tower: 2750 NW Clifford Rd.; American Tower Asset Sub, LLC, applicant; with the recommendation amended as stated.

(The foregoing is a digest of the secretary's notes of the public hearing. The transcript may be obtained.)