

LAKELAND MUNICIPAL PLANNING COMMISSION

MEETING MINUTES

THURSDAY, MARCH 16, 2023, 5:30 PM

CITY HALL, LAKELAND, TN.

- I. CALL TO ORDER:** The meeting was called to order at 5:30 PM by Vice Chairman Carl Helton.

II. ROLL CALL BY ACTING RECORDER:

Commissioner Jim Atkinson	Present
Sal Feraci	Absent (<i>excused</i>)
Carl Helton	Present
Adam Henry	Present
Amber Hitchcock	Present
Shawn Rowland	Absent (<i>excused</i>)
(C) Wyatt Bunker	Absent (<i>excused</i>)

Others present:

Paul Luker, Planning Director

Emily Harrell, City Engineer

Will Patterson, City Attorney

III. APPROVAL OF MEETING MINUTES:

Commissioner Atkinson moved to approve the regular meeting of February 16, 2023, as written, seconded by Mr. Henry.

Motion carried, roll call vote 4 in favor 0 against (4-0).

Atkinson	Yea
Henry	Yea
Hitchcock	Yea
(C) Helton	Yea

IV. PUBLIC DISCUSSION:

Public comments were heard from the following:

Sam Fargotstein – Martin Tate Law Firm (*SBA Communications*)

Document presented to the board by Mr. Fargotstein – (*See Attachment A*)

V. REPORTS OF OFFICERS AND COMMITTEES:

VI. OLD BUSINESS:

1. Action on approval of Dunkin Site Plan located at 8984 US Hwy 64.

Commissioner Atkinson moved to bring this item to the floor, seconded by Mrs. Hitchcock.

Discussion ensued.

For the record:

The applicant was not present.

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After the discussion, Commissioner Atkinson moved to defer this item, seconded by Mr. Henry.

Motion carried, roll call vote 4 in favor 0 against (4-0).

Atkinson	Yea
Henry	Yea
Hitchcock	Yea
(C) Helton	Yea

VII. NEW BUSINESS:

1. Action on approval of a Cell Tower located at 8922 US Hwy 64. Square.

Mr. Henry moved to bring this item to the floor, seconded by Commissioner Atkinson.

Discussion ensued.

Comments were heard from the following:

Kevin Norman – A2H

Lou Katzerman – TVT II, LLC (*The applicant*)

Sam Fargotstein – Martin Tate Law Firm (*SBA Communications*)

After the discussion, Commissioner Atkinson moved to approve the cell tower located at 8922 US Highway 64 as presented in the staff report, seconded by Mrs. Hitchcock. (*See Attachment B*)

Motion carried, roll call vote 4 in favor 0 against (4-0).

Atkinson	Yea
Henry	Yea
Hitchcock	Yea
(C) Helton	Yea

2. Discussion and Possible Action on Mobil Station Lighting Plan (March 2018).

For the record: This item was deferred at the request of the applicant.

VIII. ANNOUNCEMENTS:

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IX. ADJOURNMENT:

With no other business to conduct the meeting was adjourned at 6:15 p.m.
without objections.



Amber Hitchcock, *Secretary*

ATTEST:



Debra Murrell, *City Recorder*

These minutes were approved on April 13, 2023.

Attachment A





Municipal Planning and Design Review Commission

Meeting Date: Thursday, March 16, 2023

Project: Highway 64 Cell Tower

Staff Contact: Paul Luker, Planning Director

PROJECT INFORMATION

Location: 8922 US Highway 64

Parcel ID: L0159 00527

Zoning District: Regional Commercial (C2)

Neighborhood: Type V

Site Area: 2.83 acres

Applicant: TVT II, LLC d/b/a Tower Ventures, c/o Lou Katzerman

Representative: Kevin Norman, A2H Engineers, Inc.

STAFF RECOMMENDATION

Staff recommends approval of the proposed site plan application as submitted.

BACKGROUND

The applicant seeks approval of a Site Plan to construct a 150 ft. monopole wireless communications tower with perimeter fencing and landscaping. The site will be accessed via an easement provided from Country Bridge Road (private). The subject property is a 2,400 sq. ft. leased parcel located at 8922 U.S. Highway 64 and is within a Regional Commercial (C2) zoning district. Adjacent property uses include a Shadrach's Coffee Shop and Glide Xpress Car Wash (under construction) on the parcel to the west in the C2 zoning district; a commercial retail center on the property to the east in the C2 zoning district; Lakeland Golf Club to the north in the Agricultural (AG) District; and Banfield Pet Hospital to the south in the C2 zoning district. (See attached zoning map)

PROPERTY CHARACTERISTICS

The subject property has a rectangular shape, having a depth of approximately 40 feet along the east and west boundaries; a width of approximately 60 feet on the north and south boundary; The site slopes slightly from the north to the south. The northern boundary of the subject property is heavily wooded adjacent to the golf course, the balance of the site is treeless.

ANALYSIS

Structural Requirements

Article III. Section 14. I. 6 of the Land Development Regulations requires written certification that a tower can withstand winds of seventy (70) miles per hour with one-half inch of radial ice, as per ANSI Standards, and/or 100 miles per hour wind gusts, whichever is greater. The applicant's engineer has supplied a letter stating that the proposed tower will exceed these requirements. Additionally, the letter also states the maximum tower fall radius is twenty (20) ft. (see attached letter).

Separation Distance Between Off-site Uses

The Land Development Regulations were recently amended to provide for a reduced required minimum distance from the base of a tower to an adjoining property line from a minimum of 200% of tower height to a minimum of "maximum fall radius plus 10 ft."

The closest structure to the proposed tower will be the Banfield Pet Hospital. The distance between the tower and the pet hospital will be approximately 128 ft. The next closest structure is the retail center to the east of the site, that distance is approximately 160 ft. When construction of Shadrach's Coffee Shop is complete, the building will be approximately 180 ft. from the base of the tower. All these distances exceed the separation requirements of the Land Development Regulations.

Separation Distance Between Existing Towers in the Area

Article III. Section 14. I. 3 of the Land Development Regulations requires a separation distance between existing and proposed new towers. The tower being proposed for this location is of "monopole design" and the required separation distance from existing towers is between 1,500 ft. and 750 ft., depending on existing tower design. There are no existing towers within 1,500 ft. of the subject site. There is a water tower approximately 450 ft. from the site that currently has wireless antenna arrays attached. However, the tower is at capacity and cannot accommodate additional antenna (see attached letter from T-Mobile).

Shared Use

The proposed tower is being designed to accommodate a total of four (4) cellular carrier tenants. This design is in excess of the requirements prescribed by the Land Development Regulations (see attached letter).

Site Plan

The site plan shows an access drive and parking in accordance with the Land Development Regulations. The access drive will include a retaining wall due to the elevation change between the adjacent property and the subject site (see attached Site Plan).

Buffer/Landscaping/Fencing

The perimeter of the site will be enclosed with a wooden fence. Additionally, a landscape screen is provided along the southern, western and eastern boundaries. The landscaping consists of fourteen (14) Magnolia trees with a minimum height of 6 ft. tall when planted. The northern boundary of the site is screened by existing trees and vegetation. Staff feels the proposed landscape/screening plan is an acceptable alternative to the base screening requirements of Land Development Regulations. The regulations allow for alternatives from the prescribed fifty (50) ft. buffer based on the existing physical features of the site. In this case, the site is heavily screened with existing trees and vegetation to the north and will be screened from public view from Highway 64 by commercial buildings.

CONCLUSIONS

Staff has reviewed the application and has determined the Site Plan conforms to the City's Land Use Regulations.

EXAMPLE MOTIONS

1. Motion to approve the Highway 64 Cell Tower Site Plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions listed in the Staff Report
2. Motion to approve the Highway 64 Cell Tower Site Plan application without conditions.
3. Motion to deny the Highway 64 Cell Tower Site Plan application:
 - a. Reason for denial