



AGENDA SECTION	PUBLIC HEARING
MEETING DATE	DECEMBER 14, 2020

CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	Resolution 2020-115, Approving a Conditional Use Permit for a Wireless Communication Tower and Conditional Use Permit for a Fence 8 feet in Height for the Property Located at 3939 Central Avenue, NE.		
DEPARTMENT:	Community Development	CITY MANAGER'S APPROVAL:	
BY/DATE:	Aaron Chirpich, 12-10-2020	BY/DATE:	<i>Kell Bongel</i> 12/11/20
CITY STRATEGY:	#7: Strong Infrastructure/Public Services		
Additional Strategy?	#2: Economic Strength		
SHORT TERM GOAL (IF APPLICABLE):	N/A		
Additional Goal?	Choose an item.		

BACKGROUND:

SEH on behalf of the City of Columbia Heights has requested a Conditional Use Permit (CUP) to construct a wireless communication tower and a CUP to construct a fence surrounding the tower, at the property located at 3939 Central Ave NE. The tower and fence will be installed behind the library on the southeast corner of the property adjacent to and north of 39th Ave. Plans have been submitted illustrating the proposed location and specifications of the tower and fence design. The new tower is being constructed to relocate cell antennas that were on top of the roof at the former bank building at 3989 Central Avenue. As part of the redevelopment of that site, the City has agreed to construct the new tower. The primary tenant in top position on the new tower will be AT&T. The tower is being designed to hold up to three additional carriers for a total of four. The additional carriers have not been identified at this time.

RECOMMENDATION:

The Planning Commission held a public hearing on the application on December 1, 2020. The commission voted on a 4-2 basis (one member was absent) to recommend approval of the attached resolution. Staff recommends that the City Council approve the request for a Conditional Use Permit for a wireless communications tower, and the Conditional Use Permit for a fence 8 feet in height for the property located at 3939 Central Avenue NE, subject to the conditions stated in the attached resolution.

RECOMMENDED MOTION(S):

Motion: Move to waive the reading of the resolution, there being ample copies available to the public.

Motion: Move to approve Resolution No. 2020-115, a resolution of the City Council for the City of Columbia Heights, Minnesota, approving a Conditional Use Permit for a wireless communications tower and Conditional Use Permit for a fence 8 feet in height for the property located at 3939 Central Avenue NE, subject to certain conditions of approval.

1. The area surrounding the tower/fence shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from surrounding property. The standard buffer shall consist of a landscaped strip 10 feet wide outside the perimeter of the compound. Existing mature growth and natural land forms on the site shall be preserved to the maximum extent possible.

2. All required state and local codes, permits, licenses and inspections will be met and in full compliance.

ATTACHMENTS:

Resolution No. 2020-115

Planning Report

SEH Memorandum

Site Plans