



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

- AGENDA DATE:** April 19, 2021
- SUBJECT:** Use by Special Review for Alternative Tower Structure for a 70-foot “Monopine” for Verizon Wireless at 5360 Ronald Reagan Blvd.
- ACTION PROPOSED:** Approve Resolution 2021-12 Approving the Use by Special Review for Verizon Wireless Alternative Tower Structure for a 70-foot “Monopine,” with conditions
- ATTACHMENTS:**
1. Vicinity Map
 2. Resolution 2021-12
 3. Application Packet
 4. PZC Staff Report
- PRESENTED BY:** Kim Meyer, Planning & Development Director
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AGENDA ITEM DESCRIPTION:

The Applicant, CellCo Partnership, DBA Verizon Wireless, has requested a Use by Special Review for a 70-foot tall Alternative Tower Structure – a tower that is “camouflaged” to appear more compatible with surrounding development – in the form of a pine tree (“monopine”). The lease site is 5360 Ronald Reagan Blvd., on the Wingate Hotel property.

Wireless communication facilities (WCFs) are addressed in Johnstown Municipal Code (JMC), in [Chapter 16, Article XIX](#), as amended in 2019. An Alternative Tower Structure over 36-feet in height requires approval of a Use by Special Review. The FCC regulates WCFs – from local process to sizing, and the Town code is used to further guide applicants and Staff to determine the best site and design for each type of WCF, attempting to minimize visual impacts, impacts to residences, and require collocation of multiple carrier equipment.

The Applicant worked with the property owner and the 2534 Design Review Committee (DRC) to arrive at the current proposed design and site. Staff discussed alternative designs and siting, as well, and determined this design in this location to be compatible, provide the ability for other carriers to collocate, and meet other code requirements. This tower will require building and electrical permits, with engineered footings to ensure structural stability.

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This site will house this primary monopine structure, as well as associated equipment cabinets – to be covered for weather protection as well as visual screening. The lease site for the tower is 32 feet x 26 feet. The Applicant offered at Planning & Zoning Commission hearing to enhance the landscaping with additional pine trees in the area to help the structure fit in better with the site.

Courtesy and required notices were posted, published, and mailed to property owners of record within 500 feet of the property boundaries for hearings. No public comments have been received.

The Planning & Zoning Commission held a public hearing on February 10, 2021. The Commission voted unanimously to recommend approval of the Use by Special Review to the Town Council. A prior hearing was held by PZC on May 13, 2020, where commissioner discussion centered around design and compatibility, as well as various technical questions. The Commission, at that time, voted for recommending Denial to Council. The Applicant requested an opportunity to address Commissioner concerns with additional evidence and information and be reheard at PZC, which resulted in the recent February 10, 2021, hearing and the current recommendation for approval.

Staff has added two conditions of approval to the proposed resolution (Attachment 2) – reinstating a previously-shown 6-8 foot tall masonry screening fence (vs vinyl covered chain link shown on subsequent plans), which will assist with visual screening as well as mitigating any noise from equipment; and a second condition that no fewer than four additional pine trees, of sufficient size, be added to the proposed landscape plan – as was offered by the Applicant and agreed to verbally at the 2021 PZC hearing – to further enhance the compatibility of this “monopine” structure. These final plan details shall be updated to the satisfaction of Town Staff prior to permits being issued for this use.

LEGAL ADVICE:

The Town Attorney drafted the Resolution.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2021-XX Approving the Use by Special Review for Verizon Wireless Alternative Tower Structure for a 70-foot “Monopine,” with conditions as stated within the resolution document.

SUGGESTED MOTIONS:

For Approval

Based on findings and analysis presented at this hearing, I move to approve Resolution 2021-12 Approving the Use by Special Review for Verizon Wireless Alternative Tower Structure for a 70-foot “Monopine,” with conditions as stated within that resolution.

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For Denial

Based on information presented in this hearing, I move to deny Resolution 2021-12 with the following findings...

Reviewed and Approved for Presentation,



Town Manager

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