

CITY OF HOT SPRINGS PLANNING COMMISSION
THURSDAY, FEBRUARY 8, 2018
REGULAR MEETING MINUTES

Invocation – Those in attendance were invited to participate in the invocation led by Commissioner Brian White.

Pledge of Allegiance – Those in attendance were led in the Pledge of Allegiance by Commissioner Joe Goslee.

Call to Order – Chairman Charles Smith called the meeting to order at 6:00 p.m.

Roll Call of the Planning Commission Members-

Present: Commissioner Wayne Thomason, Commissioner Alternate #2 Karie Hobby, Commissioner Hal Koppel, Commissioner Rick Ramick, Commissioner Joe Goslee, Jr., Commissioner Eloise Adams, Commissioner Brian White, Commissioner Erin Holliday and Chairman Charles Smith.

Not Present: Vice Chairman Hilarie Dzianott

Also Present: Alternate #1 Anne Guthrie

Approval of Previous Meeting Minutes: There were no amendments to the previous meeting minutes of the Planning Commission. Chairman Charles Smith asked for a motion and second for the approval of the January 11, 2018 Planning Commission Meeting minutes. A motion was made by Commissioner Harold Koppel and seconded by Commissioner Wayne Thomason to approve the January 11, 2018 minutes.

Roll Call on Motion to Approve; **APPROVED:**

Ayes: Chairman Charles Smith, Commissioner Alternate #2 Karie Hobby, Commissioner Wayne Thomason, Commissioner Hal Koppel, Commissioner Rick Ramick, Commissioner Joe Goslee, Jr., Commissioner Eloise Adams, Commissioner Brian White and Commissioner Erin Holliday.

Not Present: Vice Chairman Hilarie Dzianott

Nays: None

Approval of Agenda – Chairman Charles Smith asked for a roll call on the approval of the February 8, 2018 Planning Commission Agenda. Commissioner Brian White made a motion to approve the meeting's agenda as presented, which was seconded by Commissioner Rick Ramick.

Roll Call on Motion to Approve; **APPROVED (unanimous):**

Ayes: Chairman Charles Smith, Commissioner Alternate #1 Karie Hobby, Commissioner Wayne Thomason, Commissioner Harold Koppel, Commissioner Rick Ramick, Commissioner Joe Goslee, Jr., Commissioner Eloise Adams, Commissioner Brian White and Commissioner Erin Holliday

Not Present: Vice Chairman Hilarie Dzianott

Nays: None

Chairman Smith stated that the next item on tonight's Agenda is NEW BUSINESS. There will be an opportunity for the applicant and for the public to provide testimony. Chairman Smith asked Mr. Stauder to introduce the next item.

NEW BUSINESS

1. Wireless Communication Facility (WCF-18-0001) – Review for a new 117' wireless communication tower behind the new GC 911 Call Center (old GC jail) and the Juvenile Detention Center. – 525 Ouachita Avenue.

Chairman Smith stated that a Motion to Approve merely gets the matter on the floor for discussion. A motion to Approve and a Second do not mean that you are necessarily in favor of a particular application. May I have a motion for approval of ITEM 1 with the staff report findings and recommendation. A motion was made by Commissioner Wayne Thomason and seconded by Commissioner Brian White

Chairman Smith stated that we have a motion and a second. Mr. Stauder, would you present the staff report on this item please.

Mr. Stauder stated that the applicant, Mr. Jerry Pogue, representing Garland County Government, requests approval to construct a new wireless communications tower at 525 Ouachita Avenue (Garland County Tax Assessor Parcel ID #54902). The property is zoned C-2 (General Business District), has a future land use classification of Linear Commercial Corridor and is located in Board of Directors District #3.

The applicants propose to construct a 100' self-supported wireless communication tower on the subject property to accommodate necessary radio communication equipment to support the Garland County 911 Emergency Communication Center. The proposed tower is a tri-leg self-supported tower with an overall total height of 117' including a 17' lighting rod. The tower is proposed to be located southeast of the previous Garland County Detention Center near the building's backup generator and mechanical equipment. A secure compound area is proposed around the tower which will consist of chain link fencing and vehicle and personnel access gates. The entire compound and tower area is currently paved with hot mix asphalt. The proposed tower has been submitted to and reviewed by the FAA due to the close proximity of the airport. A letter was issued to Garland County Judge Rick Davis by the FAA on December 20, 2017 stating a "determination of no hazard to air navigation" had been reached for the proposed 117' tower.

Mr. Stauder informed that the Hot Springs Code states wireless communication facilities are treated the same as conditional uses for notification purposes, so the City of Hot Springs did do a mail out to all property owners within 200 feet of this property, which totaled 32 different letters, and those were mailed out on January 26, 2018, which was 14 days prior to the meeting. Hot Springs Code also states that the mail should occur no less

than 10 days prior to the meeting, so Hot Springs met their obligation per ordinance for notification. The property was also posted with a sign and the item was ran in the local newspaper.

Mr. Stauder stated that the applicant has demonstrated that all submission requirements have been met and that the application can be deemed complete. The applicant provided a "Determination Of No Hazard To Air Navigation" letter from the FAA dated 12/20/2017 for this site, has addressed all requirements of the Hot Springs Memorial Field Airport Zone for such requests and a finding can be made by the Planning Commission that the proposed project is in accordance with the rules, regulations and requirements of this code.

Mr. Stauder stated that the staff recommendation is for approval of the application to construct a 117' overall height self-supported wireless tower located at 525 Ouachita Avenue as submitted because it demonstrates compliance with Hot Springs Code and meets the stated requirements for such a request.

Chairman Smith thanked Mr. Stauder and asked if the applicant would now come forward and add to the record, so you have 5 minutes to make your presentation. The applicant's representative Corky Martin came forward and stated that He did not have anything to add to what Mr. Stauder had presented, but would be available for questions. Chairman Smith asked if any of the commissioner had questions. Chairman Smith thanked Mr. Martin and stated that now we will call those who signed up to speak on this application. In order to allow time for all interested persons to speak, each person has a maximum of three minutes. Please address your comments to the Commission and not to the audience. Members of the Commission can ask questions during the course of this discussion process. Chairman Smith stated that we have Steve Gill. Mr. Gill responded that his questions had been answered. Chairman Smith then called John Eddy. Mr. Eddy responded that his questions had been answered also. And then Chairman Smith called Ray Owen. Mr. Owen came forward and was asked to state his name and address for the record. Mr. Owen mentioned that he is a Justice of the Peace with Garland County and has been so for 22 years, and his district is partly in the city and partly in the county. Mr. Owen that stated that they have been working to improve the communication system for our public safety, with the city and the county combined for a period of years, and is now coming to fruition. This particular segement of it is for the dispatch center for the county. Mr. Owen stated that this antenea is very important to both the city and the county; it appears to me that all of the requirements have been satisfied and will not present a hazard to aviation; I strongly encourage you to vote for this and appreciate your consideration for this item. Mr. Owen stated that he would stay for questions, if there are any. Chairman Smith stated that those who have signed up to speak have done so, the public hearing portion is now closed, and the Planning Commission will now discuss the project and take action. Chairman Smith asked if the commissioners have any comments? Commissioner Erin Holliday asked about the specs of the existing communication tower. Mr. Martin replied that it's an existing tower that's been there for a number of years and supports our VHF system, I believe it's somewhere around an 80' tower. Mr. Martin stated that the structure itself is old and needs to be replaced, we have

new infrastructure that will be going on the towers, and the load capacity of that tower would not be sufficient for the new equipment and it will be put out of service. Commissioner Karie Hobby asked if the existing tower would be removed. Mr. Martin answered that at some point, yes, we have a couple of radio systems, like for our investigators, for an interim period will be left on that tower, just do to the expense of moving it and duplicating the equipment needed to operate it. Mr. Marting stated that for a period of time it will be left in service for minimal use, but at some point in the future it will come down. Commissioner Alternate Anne Guthrie asked if the sycamore tree would be taken down. Mr. Martin replied that it would not be removed, and that it would not interfere with this project at all. Chairman Smith stated that I have a motion to approve item #1 with the findings in the staff report and the staff recommendation is to approve. Chairman Smith asked Mr. Stauder to call roll on the motion to approve with staff report findings.

Roll Call on Motion to Approve: **APPROVED (unanimous):**

Ayes: Commissioner Wayne Thomason, Commissioner Alternate #2 Karie Hobby, Commissioner Hal Koppel, Commissioner Rick Ramick, Commissioner Joe Goslee, Jr., Commissioner Eloise Adams, Commissioner Brian White, Commissioner Erin Holliday and Chairman Charles Smith.

Not Present: Vice Chairman Hilarie Dzianott

Nayes: None

Chairman Smith stated that the next item on the agenda is the Director's report.

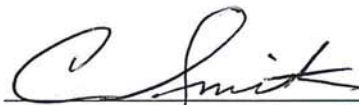
DIRECTORS REPORT

Mr. Stauder stated that he did email Director Sellman to see if there was anything that needed to be shared with the commissioners and she replied that there wasn't anything at this time. Mr. Stauder did mention that the commissioners that had expressed a desire to attend the upcoming training in March, at last month's meeting, they have been registered. Mr. Stauder also stated that with the upcoming projects, a work schedule would need to be set and the commissioners would be contacted on that in the near future to get those items scheduled.

ADJOURNMENT

With no further business before the commission, Chairman Smith asked for a motion and second to adjourn the February 8, 2018 Planning Commission Meeting. A motion was made by Commissioner Brian White and seconded by Commissioner Rick Ramick to adjourn the meeting. This motion carried with a unanimous verbal vote and the meeting was adjourned at 6:13 pm.

These minutes approved by Planning Commission at their March 8, 2018 meeting.



Charles Smith, Chairman of the Planning Commission