



MINUTES

Planning and Zoning Commission

Tuesday, December 3, 2013
Grant County Administration Building
1400 Hwy 180 East
Silver City, New Mexico

Commissioners Present

Sherry Clements, Chair
Lita Furby
Carl A. Waterman
John Lawson
Carmon L. Steven

Commissioners Absent

None

Staff Present

Peter F. Russell, Community Development Director
Jaime L. Embick, Planner

The regular meeting of the Planning and Zoning Commission was called to order at 7:00 pm by Chair Sherry Clements. The Pledge of Allegiance was recited. A roll call of commissioners was taken and a quorum was present.

Approval of Agenda

Commissioner Waterman moved to approve the agenda as submitted. Commissioner Furby seconded the motion. A voice vote was taken and the agenda was unanimously approved as submitted.

Approval of Minutes

Commissioner Furby moved to approve the minutes of the November 5, 2013 meeting as written. Commissioner Waterman seconded the motion. A voice vote was taken and the minutes were unanimously approved as written.

Chair Clements presented plaques to Mr. Waterman and Mr. Seibel and thanked them for their service on the commission.

Public Hearings

CU 13-01: This is a request for a Conditional Use permit to allow telecommunications antennas to be attached to an existing pole in a Rural zone. The pole is located at 1955 Hilltop Road, Silver City, NM, and the applicant is Verizon Wireless. Reg Destree represented Verizon.

Two people were sworn in for testimony. Peter Russell presented the staff report and testified it is the staff's opinion that the application should be approved as the tower is already in existence, the proposal is modest and none of the neighbors who were notified had any comment.

Commissioner Furby asked if the new antennas would be in a single location on the pole. Mr. Russell answered yes.

Chair Clements asked if the tower is currently being used as a flag pole. Mr. Russell stated that it is not. She also asked who is responsible for the tower itself. Reg Destree answered that the owner of the pole, SBA Communications is responsible for the maintenance of the pole.

Reg Destree presented the case for himself as the property owner. The antennas will improve the coverage and capacity of Verizon's service in the area. Verizon will be glad to paint the pole gray so that the white area is not out of place. Chair Clements asked who would be responsible for removing the pole if it was no longer in use. Mr. Destree answered that the responsibility would be SBA Communications.

Commissioner Waterman stated that the pole is over the 100 foot limit. Mr. Destree stated that it is the ball from the flag pole design that exceeds the height limit and they can remove it when they paint the pole.

Mr. Russell stated that Verizon will also have to obtain a building permit from the Town and consult with CID for an electrical permit.

Commissioner Furby asked if the other Town departments were consulted for this permit. Mr. Russell stated that they were not because this was the third time this project has been presented and there was no other departmental involvement.

Chair Clements stated that the previous conditions 3, 4, 5 and 6 would still be good conditions for this permit. Commissioner Furby stated that some of the conditions were still in effect. Mr. Russell stated that those conditions were placed in 2005 and were not re-stated in the 2011 permit. He also stated that the site has been fenced.

Commissioner Steven asked if the new components will create a problem for the existing fence. Mr. Destree stated that they would not. The new antennas are closer to the pole than the original.

Commissioner Furby asked about the new ground equipment. Mr. Russell stated that because the pole is already in existence, the new equipment is not a problem. He stated that the commission is hearing the case because of the previous permit which restricted the antennas to the interior of the pole.

Commissioner Waterman moved to recommend CU 13-01; a request for a Conditional Use Permit to allow telecommunications antennas to be attached to an existing pole in a Rural zone as it will not endanger the public health or safety, will not injure the value of adjoining or nearby properties, will be in harmony with the area in which it is located and will be in conformity with the Town's Comprehensive Plan, or other plans officially adopted by the Town. The conditions of the original permit except for number two will still apply.

Commissioner Steven seconded the motion and it passed by a unanimous roll-call vote.

Old Business

None

New Business

None

Community Forum

None

Reports from Staff

Mrs. Embick stated that there were no items on the agenda for the January meeting. The Commission agreed to cancel the meeting. The meetings in 2014 will be held at 6:00pm.

Reports from Commission

None

Community Input

None

Adjournment

Commissioner Waterman moved to adjourn the meeting. Commissioner Furby seconded and the motion passed unanimously by voice vote. The meeting was adjourned at 7:30 pm.

Sherry Clements, Chair
Planning & Zoning Commission

Approved February 4, 2014