

1. 6:00 P.M. Call To Order  
Hardin County Engineer's Office  
708 16th St., Eldora, IA 50627
2. Roll Call
3. Approval Of Agenda
4. Approval Of Minutes From Last Meeting

Documents:

[MINUTES FROM 06-13-2019 BOA MEETING.PDF](#)

5. Open Public Hearing
6. 6:00 P.M. Public Hearing To Review And Act On The Request Of USCOC Of Greater Iowa, LLC For A Special Permit  
**Public Hearing to Review and Act on the Request of USCOC of Greater Iowa, LLC for a Special Permit to Construct a 150' Monopole Construction Telecommunications Tower.**  
**Located: NW1/4, NW1/4, Section 14, Buckeye Township**

[MAP OF LOCATION](#)

Documents:

[US CELLULAR COND USE PERMIT APP.PDF](#)

7. Close Public Hearing
8. Decision On Application
9. Other Business
10. Adjournment



# HARDIN COUNTY

## Zoning Department

JESSICA SHERIDAN | ZONING ADMINISTRATOR  
1215 EDGINGTON AVE  
ELDORA, IA 50627  
641.849.7372  
JSHERIDAN@HARDINCOUNTYIA.GOV

### Hardin County Board of Adjustment Thursday, June 13, 2019 5:00 PM, Hardin County Engineer's Office

#### *Meeting Minutes*

**5:00 PM – Meeting called to order.**

**Roll Call:** Leslie Raisch, James Sweeney, Roger Sutton, and Ben Speck were present. Deb Crosser was absent.

Julie Shebek of First American Site Acquisition, Inc. was also present.

**Agenda approval:** Les made a motion to approve the agenda, Ben seconded, motion passed.

**Minutes approval:** Les made a motion to approve the minutes from the last meeting (4/25/19), Ben seconded, motion passed.

**Set Public Hearing Date:** The proposed telecommunications tower will be 150 feet tall and it will be of monopole construction (not guyed). Due to the tower being significantly (50 feet) under the FAA reporting limit, the tower will not have a light. The Board found this acceptable. The tower is proposed to be erected at the end of this summer or early fall. The tower is for US Cellular, but it will be shareable.

Les made a motion to set the public hearing for July 18<sup>th</sup> at 6 PM at the Hardin County Engineer's Office conference room, Ben seconded, motion passed.

**Other business:** Jessica mentioned that Martin Marietta has contacted the Zoning Department regarding a special use permit which was issued to them in the 80s. They have expanded the land area for their quarry and need to know what should be done regarding their permit. Do they need a new permit, or does the old one cover it? This will be covered more at a later date, though it is clear that they will need to apply for a new special use permit to cover the expanded area. This is not a time sensitive issue.

**Adjournment:** Les made a motion to adjourn the meeting, Ben seconded, motion passed.

**5:20 PM – Meeting adjourned.**

# First American Site Acquisition, Inc.

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JULIE SHEBEK  
2124 Larry Drive N.E.  
Cedar Rapids, IA 52402  
Phone: 319-721-0411

May 15, 2019

Hardin County  
Attn: Jessica Sheridan,  
Zoning Administrator  
1215 Edgington Avenue, Suite #5  
Eldora, Iowa 50627

Ms. Sheridan,

This letter is written to request approval for a Conditional Use Permit to allow USCOC of Greater Iowa, LLC to construct a 150' monopole telecommunication tower on the corner of 180<sup>th</sup> Street and County Highway S27, Buckeye, Iowa. The leased land is owned by George G. Fagg Heirs, LLC.

The proposed tower is needed to improve coverage on Highway 20 and to improve coverage to Buckeye and residential areas to the north.

I understand this request must go before the Board of Adjustment for approval. Please consider this letter as part of the Conditional Use Permit application.

If there are any questions, please contact me at 319-721-0411.

Sincerely,



Julie A. Shebek  
First American Site Acquisition, Inc.  
On behalf of USCOC of Greater Iowa, LLC



paid ck#4340

HARDIN COUNTY ZONING  
Application for Special Permit

Fee: \$75.00

Application is hereby made by: USCOC of Greater Iowa, LLC  
4201 River Center Crt NE, C.R. 1A 52402

Describe operation or installation: Construct 150' monopole telecommunication tower

On the following described parcel: DW 1/4 of the DW 1/4 of section 14, Township 88, Range 22

Leasing!

Lot or tract area 100 x 100' Average width of lot n/a  
 Height of structure 150 feet; number of stories n/a  
 Dimensions from right-of-way or lot lines:  
 Front 119 feet; Rear 150 + feet; Side 81 feet; Side 150 + feet  
 (Side measurements are labeled West and East)

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

Owner: Shelie A. Shubek, First American Site Acq.  
 Agent: on behalf of USCOC of Greater Iowa, LLC

Print Form

*Office Use Only*

Permit is granted to proceed in accordance with information shown on this application and receipt of \$\_\_\_\_\_ fee is acknowledged.

Date approved: \_\_\_\_\_

Hardin County Zoning Administrator

\*Show a sketch of tract or lot on Form No. 2, with dimensions, proposed buildings, yards, etc.\*  
All fees are non-refundable.

Zoned District: Agriculture

Proposed Tower will be a galvanized gray in color

Proposed Tower Height: 150' monopole telecommunication tower

Setbacks:

North – 119'

South – 150'+

East – 150' +

West – 81'

Abandonment: USCOC of Greater Iowa, LLC agrees to comply that in the event the tower is not in use for a period of 180 days, the tower shall be deemed abandoned. USCOC of Greater Iowa, LLC will then have 180 days to reactivate the use of the tower, transfer the tower to another operator, or dismantle and remove the tower.

## LEASE PARCEL

A part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), Township Eighty-Eight (88) North, Range Twenty-Two (22) West of the Fifth Principal Meridian, Buckeye Township, Hardin County, Iowa containing 10,000 square feet (0.230 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 14; thence  $S00^{\circ}-33'-51''W$  209.72 feet along the west line of the NW1/4 of said Section 14; thence  $S89^{\circ}-26'-09''E$  93.87 feet to the point of beginning; thence  $N00^{\circ}-13'-46''W$  100.00 feet; thence  $N89^{\circ}-46'-14''E$  100.00 feet; thence  $S00^{\circ}-13'-46''E$  100.00 feet; thence  $S89^{\circ}-46'-14''W$  100.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

## 30' WIDE ACCESS & UTILITY EASEMENT

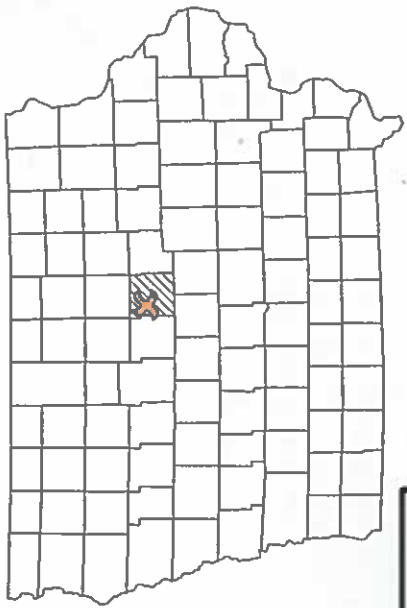
A part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), Township Eighty-Eight (88) North, Range Twenty-Two (22) West of the Fifth Principal Meridian, Buckeye Township, Hardin County, Iowa containing 5,140 square feet (0.118 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 14; thence  $S00^{\circ}-33'-51''W$  209.72 feet along the west line of the NW1/4 of said Section 14; thence  $S89^{\circ}-26'-09''E$  93.87 feet; thence  $N00^{\circ}-13'-46''W$  100.00 feet to the point of beginning; thence  $S89^{\circ}-46'-14''W$  30.61 feet to a point on the east line of County Highway S27; thence  $N00^{\circ}-19'-01''E$  10.53 feet along said east line of County Highway S27; thence  $N48^{\circ}-51'-44''E$  29.74 feet along said east line of County Highway S27; thence  $N89^{\circ}-46'-14''E$  68.26 feet; thence  $N03^{\circ}-42'-21''W$  48.09 feet to a point on the south line of 180<sup>th</sup> Street; thence  $N89^{\circ}-46'-14''E$  30.06 feet along said south line of 180<sup>th</sup> Street; thence  $S03^{\circ}-42'-21''E$  48.09 feet; thence  $N89^{\circ}-46'-14''E$  9.73 feet; thence  $S00^{\circ}-13'-46''E$  30.00 feet; thence  $S89^{\circ}-46'-14''W$  100.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.



# U.S. Cellular

## BUCKEYE (760978) BUCKEYE, IOWA LEASE EXHIBIT 150' MONOPOLE



**Edge**  
Consulting Engineers, Inc.  
424 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1548 FAX  
www.edgeconsult.com

**U.S. Cellular**  
U.S. CELLULAR - CEDAR RAPIDS  
4201 RIVER CENTER CT, NE SUITE 101  
CEDAR RAPIDS, IA 52402  
PHONE: 319.560.3944

**TITLE SHEET**  
BUCKEYE, IOWA  
(760978)

SUBMITTAL	DATE	DESCRIPTION
TAS	12/14/2018	REV. A

CHECKED BY	ABB
PLOT DATE	12/14/2018
PROJECT NUMBER	21028
SET TYPE	LEASE EXHIBIT
SHEET NUMBER	<b>G-001</b>

### SCOPE OF WORK

PROJECT DESCRIPTION:  
150' MONOPOLE  
OUTDOOR LTE EQUIPMENT  
LEASE AREA: 100' x 100'

### PROJECT INFO

SITE LOCATION:  
180TH STREET & COUNTY HWY 527  
BUCKEYE, IA

ES11 ADDRESS: TBD  
SITE #: 760978  
PROPERTY OWNER:  
GEORGE G. FAGG HEIRS, LLC  
1910 NE NORTHBROOK DRIVE  
ANKENY, IA 50021  
SITE COORDINATES (PER GOOGLE EARTH):  
AT TOWER BASE  
LAT: 42°-26'-26.5"  
LONG: 93°-23'-05.8"  
GROUND ELEVATION: 1150'  
PLSS INFORMATION:  
PART OF NW1/4 OF THE NW1/4,  
SECTION 14, T.8N., R.22E.,  
BUCKEYE TOWNSHIP,  
HARDIN COUNTY  
IOWA  
PARCEL ID NUMBER:  
682214100001

### DIRECTORY

CLIENT:  
U.S. CELLULAR - CEDAR RAPIDS  
4201 RIVER CENTER CT, NE SUITE 101  
CEDAR RAPIDS, IA 52402  
CONTACT: KEVIN HAINES  
PHONE: 319.560.3944

ENGINEERING COMPANY:  
EDGE CONSULTING ENGINEERS, INC.  
824 WATER STREET  
PRAIRIE DU SAC, WI 53578  
PROJECT MANAGER: ANDREW BRADLEY  
PHONE: 608.644.1449  
FAX: 608.644.1548

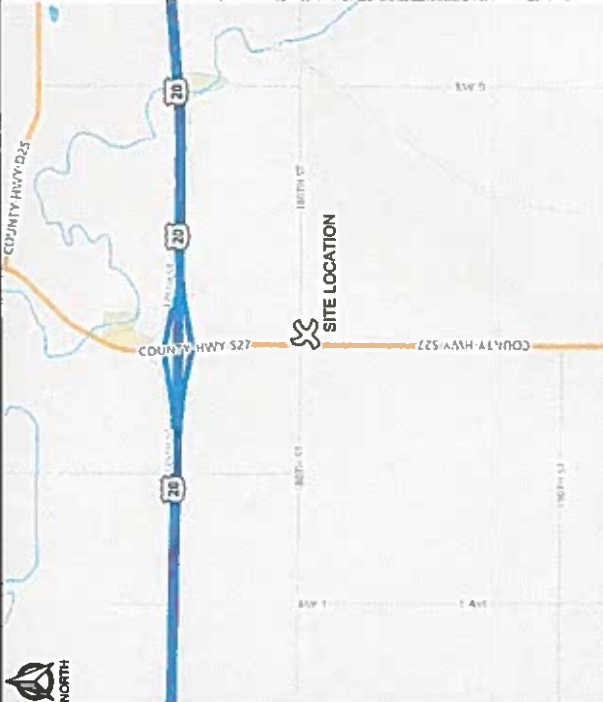
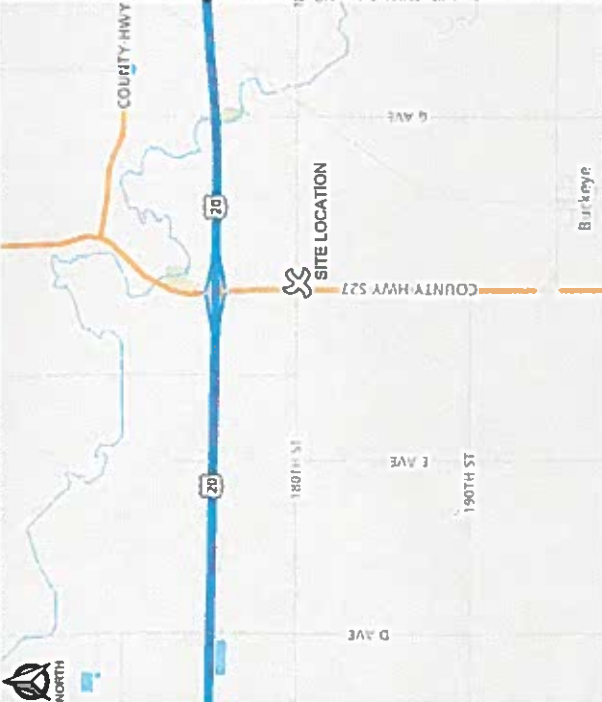
SITE ACQUISITION:  
FIRST AMERICAN SITE ACQUISITION  
2124 LARRY DRIVE, N.E.  
CEDAR RAPIDS, IA 52402  
CONTACT: JULIE SHEBEK  
PHONE: 319.721.0411  
FAX: 319.294.0877

### SHEET INDEX

#### NO.: SHEET TITLE

G-001	TITLE SHEET
C-101	SITE PLAN
C-102	ENLARGED SITE PLAN
T-201	SITE ELEVATION

### SITE LOCATION MAPS



### UTILITY INFORMATION

ELECTRIC SERVICE PROVIDER: TBD  
FIBER PROVIDER: TBD

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN IOWA, CALL DIGGER'S HOTLINE  
TOLL FREE: 1-800-292-8989  
FAX A LOCATE: 1-319-322-2400  
IOWA STATUTE 480.4 (1993) REQUIRES MIN. OF 2 WORK DAYS NOTICE BEFORE YOU EXCAVATE



CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

ENGINEER SEAL

**PRELIMINARY - NOT FOR CONSTRUCTION**



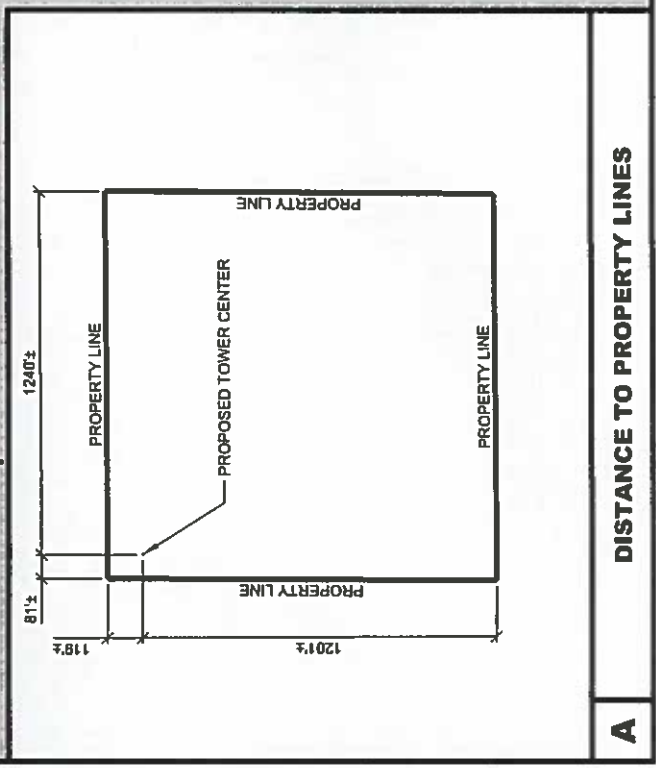
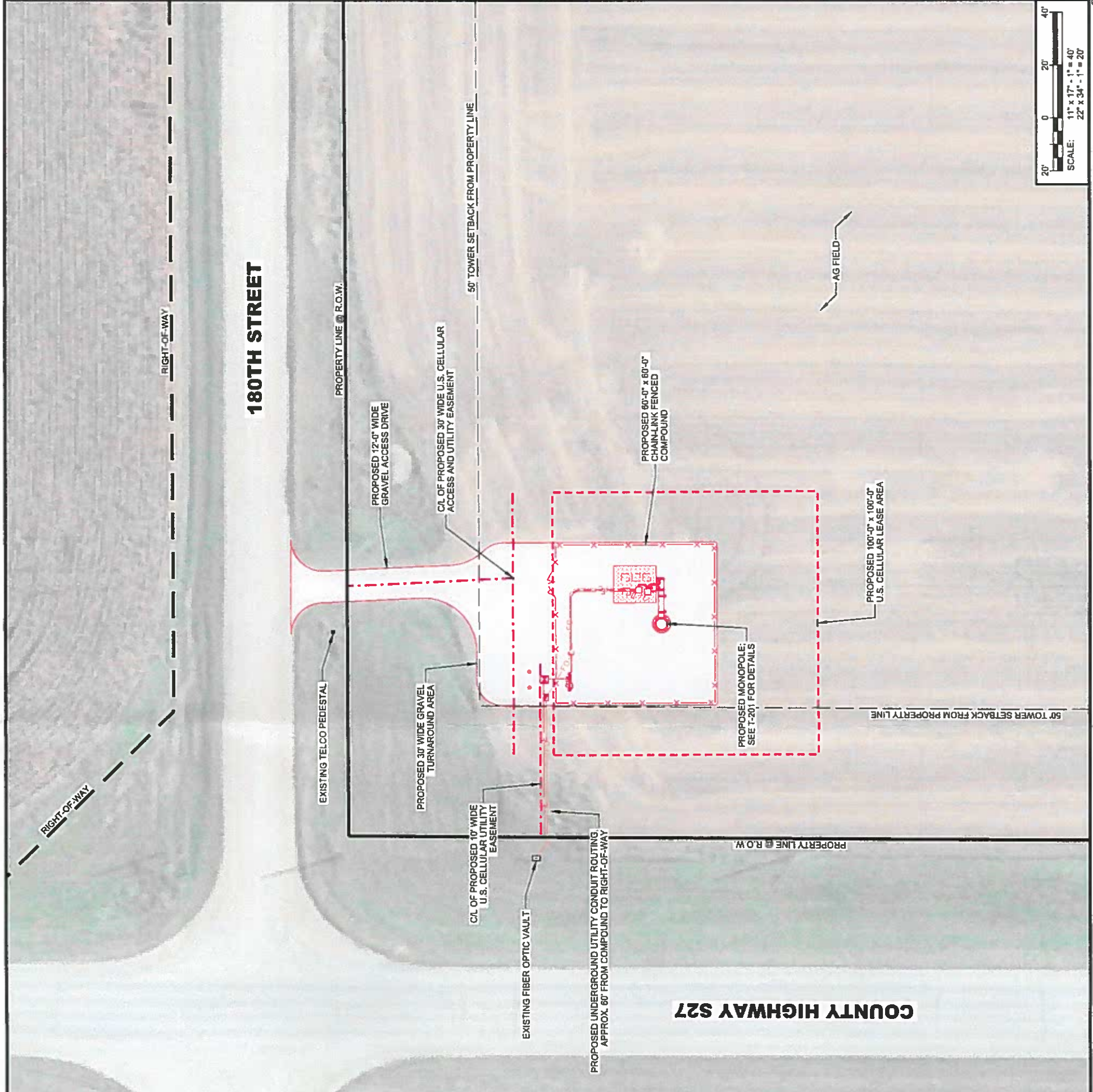


CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.844.1449 VOICE  
608.844.1449 FAX  
www.edgeinc.com

CLIENT:

**US Cellular**  
U.S. CELLULAR - CEDAR RAPIDS  
4201 RIVER CENTER CT., NE SUITE 107  
CEDAR RAPIDS, IA 52402  
PHONE: 319.560.9844



**SITE PLAN**  
**BUCKEYE (760978)**  
**BUCKEYE, IOWA**

SHEET TITLE:

NO.	DATE	DESCRIPTION
TAS	12/14/2018	REV. A

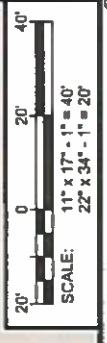
CHECKED BY: ABB

PLOT DATE: 12/14/2018

PROJECT NUMBER: 21026

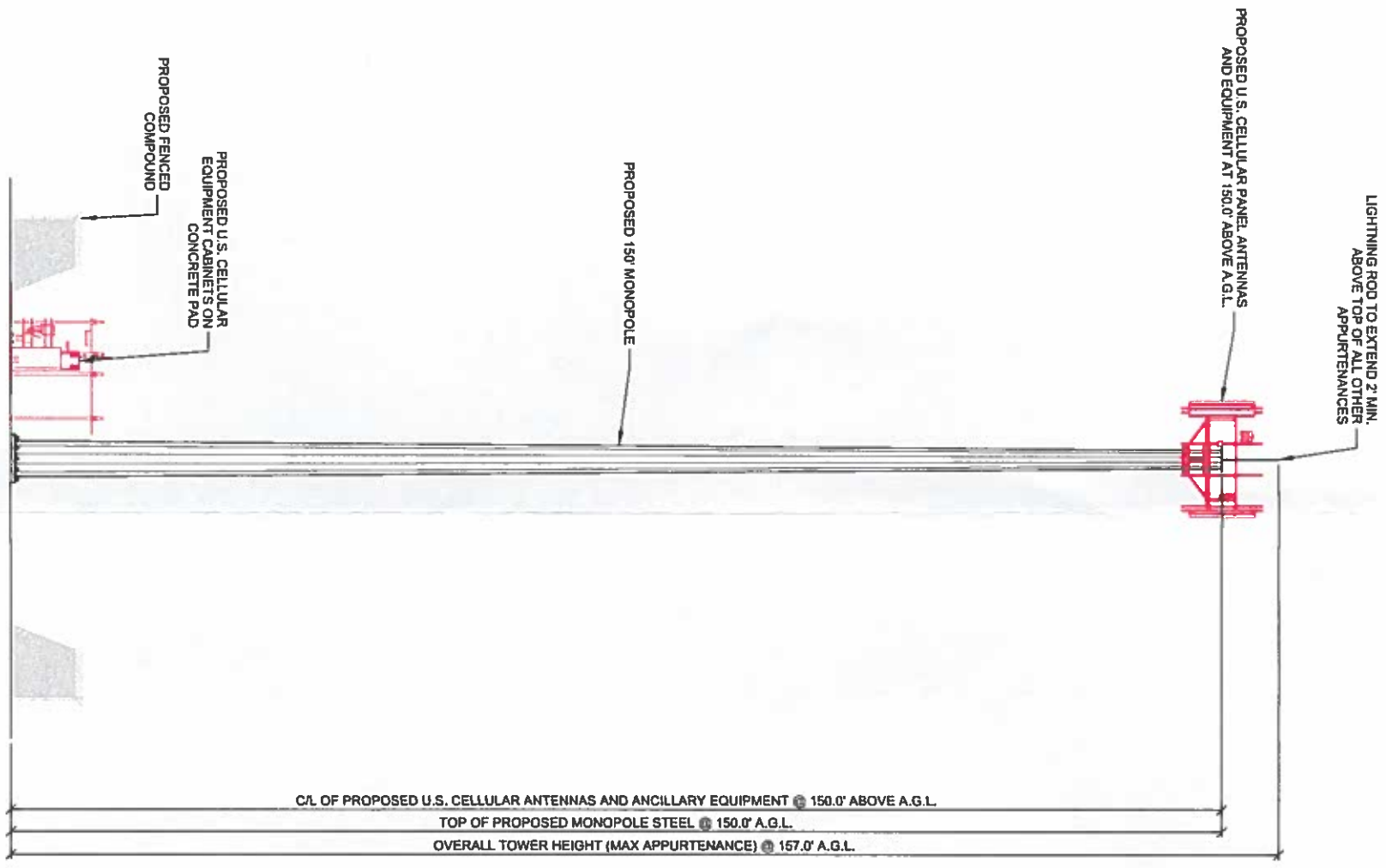
SET TYPE: LEASE EXHIBIT

SHEET NUMBER: **C-101**









- NOTES:
1. CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNAS WITH PROJECT MANAGER.
  2. CONTRACTOR TO VERIFY LIGHTNING ROD EXTENDS 2 MIN. ABOVE ALL ANTENNAS & EQUIPMENT.

**A** **SITE ELEVATION**  
SCALE: 1/8" = 1'-0" = 20'-0"  
2 1/4" = 1'-0" = 10'-0"

CONSULTANT:



CLIENT:  
U.S. Cellular  
4201 RYAN CENTER CT. NE SUITE 101  
CEDAR RAPIDS, IA 52402  
PHONE: 319.580.2844

**SITE ELEVATION**  
**BUCKEYE (760978)**  
**BUCKEYE, IOWA**

SHEET TITLE:

SUBMITTAL:

INT.	DATE	DESCRIPTION
TAS	12/14/2018	REV. A

CHECKED BY	DATE
ABB	12/14/2018

PROJECT NUMBER: 21026

SET TYPE: LEASE EXHIBIT

SHEET NUMBER: T-201