

1. 6:00 P.M. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Approval Of Minutes From Last Meeting

Documents:

[MINUTES FROM 10-18-18 BOA MEETING.PDF](#)

5. 6:00 P.M. Public Hearing To Review And Act On The Request Of Austin Powder Company For A Special Permit
Public Hearing to Review and Act on Request of Austin Powder Company for a Special Permit to Construct a "Magazine Site" Which Would Store Oxidizer, Blasting Agent, and High Explosives. Site Would Include Storage Buildings, an Office, and a Parking Lot. Located: SW1/4, SW1/4, SW1/4, Section 10, Township 87N, Range 22W, Sherman Township.

Documents:

[AUSTIN POWDER SPECIAL PERMIT APP.PDF](#)

6. 6:01 P.M. Public Hearing To Review And Act On The Request Of FTC Tower Company/Nevco Wireless For A Special Permit - Buckeye
Public Hearing to Review and Act on the Request of FTC Tower Company/Nevco Wireless for a Special Permit to Construct a 195 Foot, Guyed Communications Tower and New Access Drive. Located: SW1/4, SE1/4, Section 8, Township 88N, Range 21W, Ellis Township.

Documents:

[BUCKEYE FTC SPECIAL PERMIT APP.PDF](#)

7. 6:02 P.M. Public Hearing To Review And Act On The Request Of FTC Tower Company/Nevco Wireless For A Special Permit - Hubbard
Public Hearing to Review and Act on the Request of FTC Tower Company/Nevco Wireless for a Special Permit to Construct a 300 Foot, Guyed Communications Tower, New Access Drive, and Pre-Fabricated Building to House Equipment. Located: SW1/4, SE1/4, Section 20, Township 87N, Range 21W, Tipton Township.

Documents:

[HUBBARD FTC SPECIAL PERMIT APP.PDF](#)

8. Other Business
9. 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, October 18, 2018 6:00 PM, Hardin County Engineer's Office

Meeting Minutes

6:00 PM – Meeting called to order.

Roll Call: Deb, James, Leslie, and Roger were present. Ben Speck absent.

Chad Skinner (FTC Tower Company), Daniel Sterk (Austin Powder Company), Robin Sampson (Summit Farms), and Jane Knutson (Iowa Falls Airport) were also present.

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

Minutes approval: James made a motion to approve the minutes from the last meeting (3/15/18), Les seconded, motion passed.

Discussion on proposed 300', guyed tower near Hubbard: The purpose of both this telecommunications tower and the proposed tower near Buckeye is to improve communications between emergency personnel. This was triggered by 9/11. There will be a light at the top of the tower and at the midpoint. Both lights will be white during the day and red at night. It was discussed to make immediately installing lights to the tower a condition of the permit. An FAA "Notice of No Presumed Hazard" letter has been issued for this site.

Les made a motion to set a public hearing date and time for the Hubbard telecommunications tower application, Deb seconded, motion passed.

Discussion on proposed 195', guyed tower near Buckeye: The purpose of this telecommunications tower is to improve communications between emergency personnel. This was triggered by 9/11. Upon initial application to the FAA, the FAA denied the request for a 300' tower due to proximity to the Iowa Falls Airport. They stated that the maximum height that would be allowed at that location would be 200'. FTC Tower Company has reapplied for FAA approval with changing the tower height to 195'. They are waiting to receive a "No Presumed Hazard" letter but expect to receive one upon review by the FAA due to the wording in the first letter. If the company hasn't received the final letter from the FAA, it was requested that the Board consider approving the permit with approval of the FAA being a condition of approval before building begins. It has also been requested to make lighting at least the top of the tower a condition of approval of the permit.

James made a motion to set a public hearing date for the Buckeye telecommunications tower application, Deb seconded, motion passed.



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Discussion on proposed “Magazine Site” to store oxidizer, blasting agent, and high explosives: Austin Powder Company (applicant) has been in business since 1833. Their request is to build a “Magazine Site” which would store oxidizer, blasting agent, and high explosives. The site would include storage buildings, an office, and a parking lot. There has not been an incident “explosion” in all the years the company has been in business. There is a secondary containment for fertilizer – so no mixing of chemicals. Some questions by the Board were: what is the response time to get to the site in case there is a breach/incident? Does an alert go to the Sheriff’s office? Can a list of products and containment procedures be brought to the next meeting? What will be the cost of the project? An invite has been extended to Taylor Roll (Radcliffe Mayor) and potentially the Radcliffe fire chief to attend the public hearing.

Les made a motion to set a public hearing date and time for the “Magazine Site” application, Deb seconded, motion passed.

Les made a motion to set the public hearing dates and times for 6:00 PM, 6:01 PM, and 6:02 PM on November 8, 2018 at the Hardin County Engineer’s Office Conference Room, James seconded, motion passed.

Other business: The proposed Verizon tower from the public hearing on March 15, 2018 has received FAA approval.

James made a motion to make final approval of the conditional use permit for that site, Deb seconded, motion passed.

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

From: noreply@civicplus.com
To: [Micah Cutler](#); [Jessica Sheridan](#)
Subject: Online Form Submittal: Application for Special Permit
Date: Friday, October 12, 2018 4:25:56 AM

Application for Special Permit

Application for Special Permit

Owner/Applicant Name Barry J. Anderson

Telephone Number 418-889-8518

Email andybj5679@aol.com

Street Address 459 Wellington Place

City Findlay

State OHIO

Zip Code 45840

(Section Break)

Describe the operation or installation: "Magazine Site" This would be a storage site for an explosives company who would perform sales service to the mining industry throughout Iowa. We would store oxidizer, blasting agent and high explosives under the Federal, State and Local guidance/laws of the ATF. There would be legal storage (bullet proof and tamper proof) controlled by regulation as to the scaled distances of in-habited buildings. There would be an office for the employees and parking lot for the equipment required to provide the services to the mining in the area.

On the following described parcel: The parcel has a mature woods and open ground. The woods would provide a natural barricade and very little of it would be removed for roads or storage area.

911 Address (if known) 24455 E. Ave. Radcliffe, Iowa 50230

Parcel PIN 872210300003

Property is Zoned: A Agricultural

Size of Parcel (Acres): 7.67 Acres

Average Width of Lot: 525 feet

Dimensions of Structure (Including fertilizer bins and emulsio bins would be erected, they would be approximately 14'x 14' x 65'

Height):

Number of Stories	one
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Setbacks (structure will be placed):

Feet from front right-of-way (direction)	125 ft to 150ft
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Feet from rear lot line (direction)	125 ft to 150 ft
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Feet from side lot line (direction)	125 ft to 150 ft
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Feet from side lot line (direction)	125ft to 150 ft
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(Section Break)

SKETCH OR DIAGRAM OF PROJECT

Please upload a diagram or sketch that shows the location of:

- *Dimensions*
 - *Proposed Buildings*
 - *Yard Lines*
-

In addition to the sketch or diagram, it may be necessary to furnish the Zoning Administrator with a complete set of building plans, if requested.

Sketch/Diagram	POSEN MI.SITE PROPOSAL.ppt
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Building Plans	<i>Field not completed.</i>
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Comments	The diagram attached is a larger scaled property that we have in Michigan. The layout is very similar to our needs in Iowa but would be down sized to fit the proposed acreage.
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Applicant Electronic Signature	Selection indicates agreement of Applicant or Agent for Applicant
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Office Use Only

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Micah Cutler](#); [Jessica Sheridan](#)
Subject: Online Form Submittal: Application for Special Permit
Date: Tuesday, October 16, 2018 11:12:40 AM

Application for Special Permit

Application for Special Permit

Owner/Applicant Name	Nevco Wireless as agent on behalf of Summit Farms, LLC and FTC Tower Company, LLC
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Telephone Number	515-720-6361
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Email	chadskinner@nevcowireless.com
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Street Address	12106 Ridgeview Drive
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City	Urbandale
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State	Iowa
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Zip Code	50323
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(Section Break)

Describe the operation or installation:	This project is for installation of a 195 foot guyed tower and associated equipment at the base of the tower. The tower will be placed on a lease area of 400 feet x 350 feet and a new access driveway will be constructed. If approved, the applicant will apply for an E911 address specific to the tower site.
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On the following described parcel:	Ellis Township, Part of the SW 1/4 of the SE 1/4, Section 8, Township 88N, Range 21 West. A legal description for the lease area specifically is contained within the attached set of plans.
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911 Address (if known)	N/A - a new address will be applied for if approved for construction
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Parcel PIN	882018400005
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Property is Zoned:	A Agricultural
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Size of Parcel (Acres):	3.21 acre lease area
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Average Width of Lot:	400 x 350 foot lease area
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Dimensions of Structure (Including Height):	195 foot tower with a lightning rod not to exceed 199 feet in total height as per FAA determination
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N/A

Number of Stories

Setbacks (structure will be placed):

Feet from front right-of-way (direction) Survey verification in process

Feet from rear lot line (direction) North: 195 plus feet

Feet from side lot line (direction) Survey verification in process

Feet from side lot line (direction) East: 195 plus feet

(Section Break)

SKETCH OR DIAGRAM OF PROJECT

Please upload a diagram or sketch that shows the location of:

- *Dimensions*
 - *Proposed Buildings*
 - *Yard Lines*
-

In addition to the sketch or diagram, it may be necessary to furnish the Zoning Administrator with a complete set of building plans, if requested.

Sketch/Diagram [Buckeye Construction Drawings Rev.1 2018-10-15.pdf](#)

Building Plans *Field not completed.*

Comments FAA determination has been received and forwarded to the County under separate cover. Applicant will supply exact tower setback distances to the West and South lot lines in advance of the first BOA meeting - survey verification is in process.

Applicant Electronic Signature Selection indicates agreement of Applicant or Agent for Applicant

Office Use Only

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Micah Cutler](#); [Jessica Sheridan](#)
Subject: Online Form Submittal: Application for Special Permit
Date: Monday, September 24, 2018 11:31:56 AM

Application for Special Permit

Application for Special Permit

Owner/Applicant Name	FTC Tower Company / Nevco Wireless as Agent
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Telephone Number	515-720-6361
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Email	chadskinner@nevcowireless.com
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Street Address	12106 Ridgeview Drive
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City	Urbandale
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State	Iowa
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Zip Code	50323
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(Section Break)

Describe the operation or installation:	<p>This proposal is to construct a 300 foot guyed tower. The tower will be owned by FTC Tower Company of South Carolina. FTC has partnered with Cover2 who is an Iowa based company that has partnered with AT&T to construct numerous new cell sites across the State of Iowa. This site will be part of the FirstNet program which will provide high quality, low cost cellular service to emergency responders across the State. The State of Iowa is in a public private partnership with AT&T to expand this network. The site will include the guyed tower, new access drive, a pre-fabricated building that will house the Cover2/AT&T electronic equipment all of which will be surrounded by a chain link fence. The tower site has received approval from the FAA - documentation is attached. A set of the construction plans and survey are also attached for reference.</p>
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On the following described parcel:	<p>There are two parcels currently involved in this project. Both of the parcels are under common ownership of Summit Farms, LLC. The larger parcel where the tower will sit is parcel #872120400005 and the smaller parcel #87212040006 will only contain a guy anchor for the tower. It is the applicants understanding that Summit Farms is planning to combine the two parcels.</p>
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911 Address (if known)	<p>Both of the referenced parcels are currently listed at 19675 260th Street. A new address will be requested for the tower site.</p>
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Parcel PIN	872120400005 & 872120400006
Property is Zoned:	A Agricultural
Size of Parcel (Acres):	NA - Lease hold versus a purchase
Average Width of Lot:	NA - Leasehold versus purchase
Dimensions of Structure (Including Height):	75 foot by 75 foot lease area with a 300 foot guyed tower and associated 5 foot tall lightning rod.
Number of Stories	NA - 300 foot tower
Setbacks (structure will be placed):	
Feet from front right-of-way (direction)	200 feet (South)
Feet from rear lot line (direction)	300 plus feet (North)
Feet from side lot line (direction)	440 feet (West)
Feet from side lot line (direction)	300 plus feet (East)

(Section Break)

SKETCH OR DIAGRAM OF PROJECT

Please upload a diagram or sketch that shows the location of:

- *Dimensions*
- *Proposed Buildings*
- *Yard Lines*

In addition to the sketch or diagram, it may be necessary to furnish the Zoning Administrator with a complete set of building plans, if requested.

Sketch/Diagram	Hubbard FAA Determination of No Hazard Letter 2018-08-30.pdf
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Building Plans	<i>Field not completed.</i>
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Comments	Per discussions, an application fee of \$100.00 shall be either mailed in or presented at the time of the hearing. Applicant understands that an additional \$100.00 fee shall be required for a building permit should the board vote to approve this application. The site construction plans, survey and FAA approval documentation have all been attached to this application. Applicant is happy to supply any additional information that is
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needed. Thank you, Chad Skinner, agent for FTC Tower Company.

Applicant Electronic
Signature

Selection indicates agreement of Applicant or Agent for Applicant

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