

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

Documents:

[3-15-18 MINUTES BOA.PDF](#)

5. Set Public Hearing Date To Review And Act On The Request Of FTC Tower Company/Nevco Wireless For A Special Permit - Hubbard
Set Public Hearing Date 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](#)

6. Set Public Hearing Date To Review And Act On The Request Of FTC Tower Company/Nevco Wireless For A Special Permit - Buckeye
Set Public Hearing Date 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. Set Public Hearing Date To Review And Act On The Request Of Austin Powder Company For A Special Permit
Set Public Hearing Date to Review and Act on the 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](#)

8. Other Business
9. Adjournment

Hardin County Zoning Adjustment Board
Thursday, March 15, 2018
5:30 p.m., Hardin County Engineer's Office

Meeting Minutes

On Thursday, March 15, 2018 meeting of the Hardin County Zoning Board of Adjustment was called to order by Chairperson Roger Sutton. Members present were, Les Raisch, Roger Sutton, Ben Speck, James Sweeney, Deb Crosser, and Don Knoell, Zoning Administrator. Guest: Jane Knudson and Rob Viera representative for Verizon Wireless.

Chair Sutton asked for a motion to approve the minutes of February 26, 2018. Raisch made a motion to approve the minutes of February 26, 2018, seconded by Speck. All in favor, motion carried.

A request by Verizon Wireless proposing to construct a 259ft Self-Supporting wireless communications tower on the SE1/4 of the SW1/4 of Section 15; Township 88N; Range 22W belonging to Kermit Neubauer.

The public hearing was opened at 5:33 p.m. to review and act on the request by Verizon Wireless. Representative from Verizon explain what they would be constructing. Jane Knudson asked if Verizon received clearance from the Aviation to construct the cell tower. Verizon at the time of the meeting has not received anything and would follow up on this. Jane Knudson also asked that a copy of the map of the airport showing the area for landing be put on the web site.

Raisch moved, Speck seconded to acknowledge the Special Use Building Permit - Verizon Wireless. All in favor, motion carried.

With no other business, the Chairperson Roger Sutton asked for a motion to adjourn. Les Raisch moved, Ben Speck seconded to adjourn. All in favor, motion carried unanimously. The meeting was adjourned.

/s/Don Knoell
Don Knoell, Zoning Administrator

/s/Ben Speck
Ben Speck, Secretary

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

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: 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

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