

1. 5:00 P.M. Call To Order
Large Conference Room
Hardin County Courthouse
2. Roll Call
3. Approval Of Agenda
4. Approval Of Minutes From Last Meeting

Documents:

[MINUTES FROM 04-25-2019 BOA MEETING FINAL.PDF](#)

5. Set Public Hearing Date To Review And Act On The Request Of USCOC Of Greater Iowa, LLC For A Special Permit
Set Public Hearing Date 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

[VIEW MAP OF LOCATION](#)

Documents:

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

6. Other Business
7. Adjournment



HARDIN COUNTY

Zoning Department

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

Hardin County Board of Adjustment Thursday, April 25, 2019 6:00 PM, Hardin County Engineer's Office

Meeting Minutes

6:03 PM – Meeting called to order.

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

Bette Dossman of Contract Land Staff, LLC, Mark Buschkamp of Iowa Falls Economic Development, and Josh Odom of E.On Climate and Renewables were also present.

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

Minutes approval: James made a motion to approve the minutes from the last meeting (3/28/19), Ben seconded, motion passed.

6:04 PM – Opened Public Hearing

Vice-Chair Les Raisch opened the public hearing (Chair Roger Sutton was absent).

Public Hearing: The proposed meteorological tower will be 197 feet tall, it will be orange and white, and it will only be up for two to three years and then removed. The question was asked last meeting if the tower could have a light at the top, as it is somewhat near the Radcliffe airport. Josh Odom (applicant) confirmed that the company will install a red flashing light that will be on at night. There will not be a daytime light. The Board found this acceptable.

6:06 PM – Closed Public Hearing

James made a motion to close the public hearing, Deb seconded, motion passed.

Decision on application: James made a motion to approve the conditional use permit with the requirement of a nighttime red flashing light, Deb seconded, motion passed.

Other business: None.

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

6:08 PM – Meeting adjourned.

First American Site Acquisition, Inc.

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 180th 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



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°-33'-51"W 209.72 feet along the west line of the NW1/4 of said Section 14; thence S89°-26'-09"E 93.87 feet to the point of beginning; thence N00°-13'-46"W 100.00 feet; thence N89°-46'-14"E 100.00 feet; thence S00°-13'-46"E 100.00 feet; thence S89°-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°-33'-51"W 209.72 feet along the west line of the NW1/4 of said Section 14; thence S89°-26'-09"E 93.87 feet; thence N00°-13'-46"W 100.00 feet to the point of beginning; thence S89°-46'-14"W 30.61 feet to a point on the east line of County Highway S27; thence N00°-19'-01"E 10.53 feet along said east line of County Highway S27; thence N48°-51'-44"E 29.74 feet along said east line of County Highway S27; thence N89°-46'-14"E 68.26 feet; thence N03°-42'-21"W 48.09 feet to a point on the south line of 180th Street; thence N89°-46'-14"E 30.06 feet along said south line of 180th Street; thence S03°-42'-21"E 48.09 feet; thence N89°-46'-14"E 9.73 feet; thence S00°-13'-46"E 30.00 feet; thence S89°-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
DATE	12/14/2018
PROJECT NUMBER	21028
SET TYPE	LEASE EXHIBIT
SHEET NUMBER	G-001

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

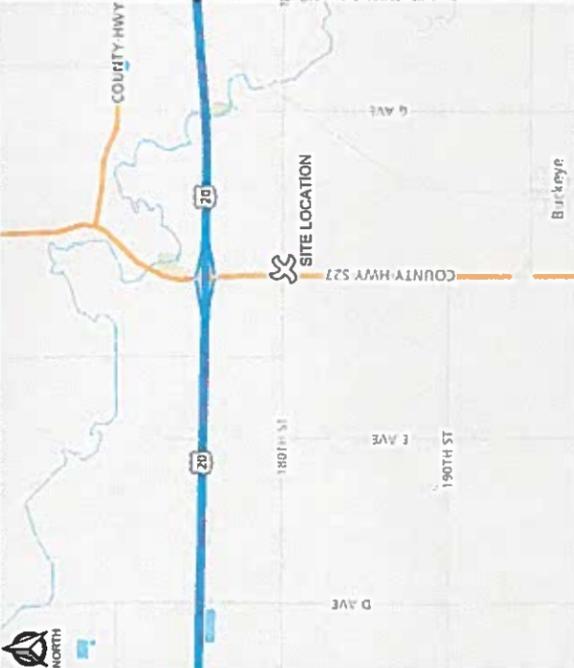
CLIENT:
U.S. CELLULAR - CEDAR RAPIDS
4201 RIVER CENTER CT, NE SUITE 101
CEDAR RAPIDS, IA 52402
CONTACT: KEVIN HAINES
PHONE: 319.560.3944
ENGINEERING COMPANY:
EDGE CONSULTING ENGINEERS, INC.
824 WATER STREET
PRAIRIE DU SAC, WI 53578
PROJECT MANAGER: ANDREW BRADLEY
PHONE: 608.644.1449
FAX: 608.644.1548
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: 1-318-322-2400
IOWA STATUTE 480.4 (1993) REQUIRES MIN. OF 2 WORK DAYS NOTICE BEFORE YOU EXCAVATE



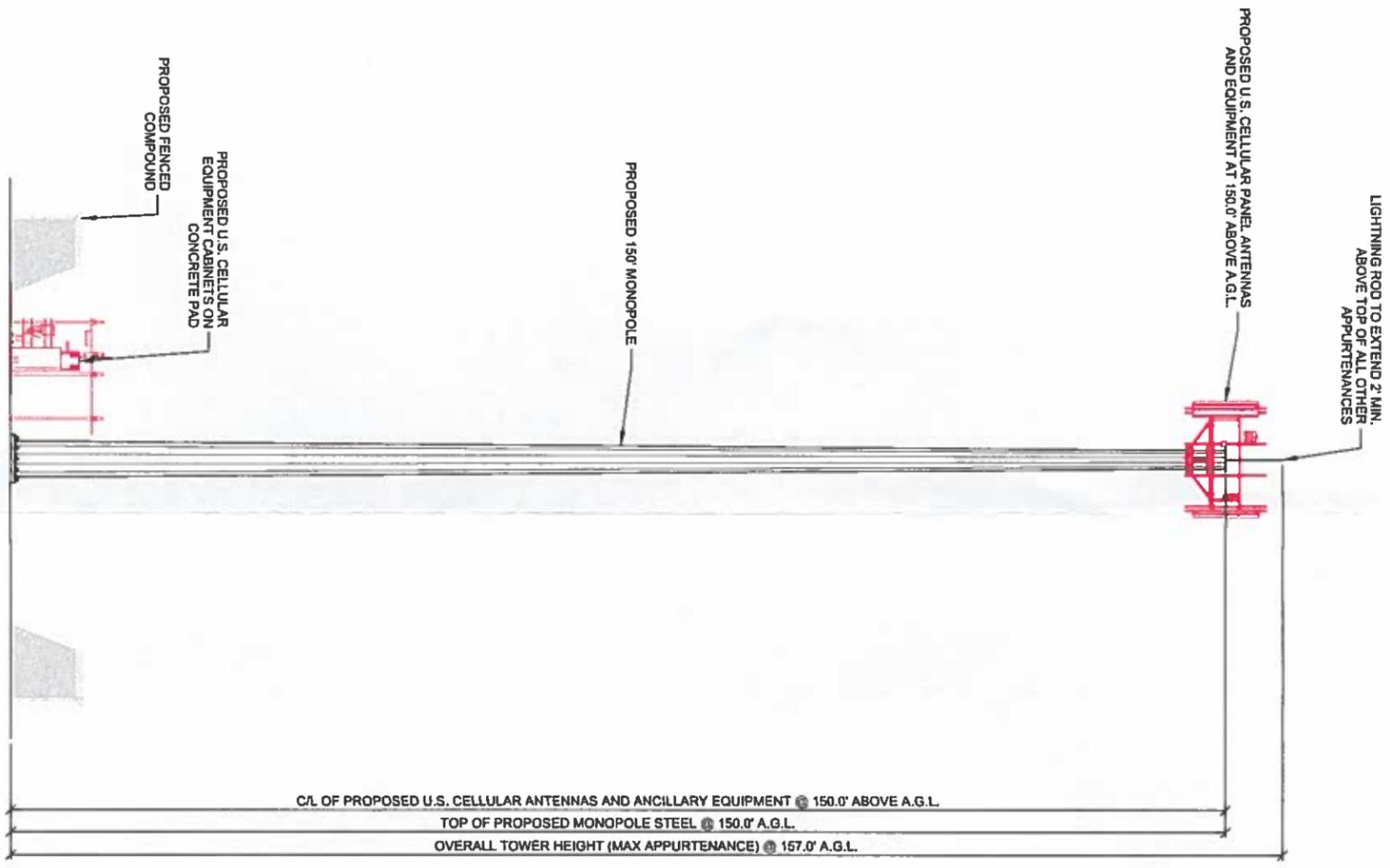
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.

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



- 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" = 17'-1" = 20'-0"
22 x 34 - 1" = 10'-0"

CONSULTANT:



CLIENT:
U.S. Cellular
4201 RYAN CENTER CT., NE SUITE 101
CEMART PARKS, IA 52002
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