

Planning and Zoning Commission  
Minutes – February 23, 2022

The Canton Planning and Zoning Commission met at the Depot Viking Room on Wednesday, February 23, 2022 at 7:00pm with the following members present: Commissioners Dave Gillespie, Tanya Iverson, Ben Oien, Mike Pederson, and Chairman Jerry Chaon.

Absent: none

Also present: Office Assistant Karen Leffler and Assistant Finance Officer Tiffany VanDeKieft

Visitors: Ken Nielsen with Buell Consulting on behalf of Apex Towers, Kevin VanBeek on behalf of Advanced Ag, and Seth Weiland

#### CONSENT CALENDAR

Commissioner Pederson moved and Commissioner Gillespie seconded to approve the consent calendar consisting of 1) Minutes from January 25, 2022; and 2) agenda. All Ayes. Motion Carried.

#### PUBLIC HEARING – CONDITIONAL USE – APEX TOWERS/ADVANCED AG – TELECOMMUNICATIONS TOWER

This being the time and place for the hearing for the conditional use request from Apex Towers/Advanced Ag for a telecommunications tower, Chairman Chaon opened the hearing.

Ken Nielsen with Buell Consulting on behalf of Apex Towers spoke about the proposed project area and that US Cellular is to be their first tenant and that there may possibly be one other tenant to start off with. He also presented his zoning narrative detailing how their request meets all the requirements. Mr. Nielsen's responses to the City Engineer's concerns regarding future development in the area, the classification of the water tower, drainage, being in the 500-year flood risk area, and tower height as well as the FCC approval and FAA determination required by Canton Zoning Regulations were provided with the packet information to the Planning & Zoning members prior to the meeting. It was established that the requirement regarding nearness to other telecommunications towers was met as the water tower is considered to be an "existing antenna support structure" rather than being defined as a "telecommunications tower".

Chairman Chaon asked for proponents to the issue. Hearing none, Chairman Chaon asked for opponents to the issue. Hearing none, Chairman Chaon closed the hearing.

Discussion relating to questions about frequency, location, and timeline ensued as well as a suggestion of a possible condition. Mr. Nielsen explained that registration with the FCC allows for operation on a certain frequency, that the proposed location better suits the users they are targeting since it is closer to the high school and residential area, and that they are hoping for spring or summer to start construction. Chairman Chaon suggested requiring a light on the top of the tower for pilots due to the nearness of the tower to the airport. Mr. Nielsen responded that it is not required by the FAA so pilots may start relying on it and if it doesn't get replaced right away then it would not be there for the pilots and also that the neighboring properties may notice the brightness.

Commissioner Oien moved and Commissioner Iverson seconded to approve the conditional use request from Apex Towers/Advanced Ag for a telecommunications tower with no conditions. Commissioners Pederson, Iverson, Oien, and Gillespie voted in favor. Commissioner Chaon voted against. Motion carries.

## TOM RUTTEN – INFORMATION REGARDING PROPOSED DEVELOPMENT

Tom Rutten was not present to provide the Planning and Zoning Board with information regarding his proposed development.

## DISCUSSION ON PROPOSED ORDINANCE RELATING TO ARTIFICIAL TURF

Seth Weiland was present to answer questions from the Planning and Zoning board. Questions addressed were as follows. A question about the life span and when to replace was asked. Mr. Weiland responded twenty years for life span and that replacement usually happens after snow removal damage or when the aesthetics are failing. He suggested giving a deadline of 6 months to replace when it is determined that it is at that point as that would allow for replacement during the appropriate time of year. Discussion ensued about other nuisances and how picky to be about replacement. A question about boulevards in relation to utilities and snow plows was asked. Mr. Weiland replied that any damage in the boulevard would be the responsibility of the homeowner and to hold the City harmless for plowing. He mentioned that many utilities bore now and generally the turf company could be notified to temporarily move the turf for a project except for the case of emergency repairs. Questions regarding certification and the possibility of homeowner certification were asked. Mr. Weiland advised that the Synthetic Turf Council offers a Zoom course for \$1000 with the requirement of 50,000 sq ft of working hours to become certified and that would limit homeowner certification. Discussion ensued about making it required to have a certified installer and to check with the City Attorney about if that can be set as a requirement. At the previous meeting, it was mentioned to check with the City Attorney about if the proposed ordinance can refer to a set of standards rather than establishing he standards in the ordinance itself. He had replied back that it would work if we refer to some sort of national standard. AFO VanDeKieft asked Mr. Weiland if there is a national standard. He replied that a national standard is almost impossible due to the variety of climate conditions in different parts of the country. He indicated that there is work being done on the State & County level but it may be two or three years before something would be put together.

Commissioner Gillespie moved and Commissioner Iverson seconded to table this topic until next month's meeting and have AFO VanDeKieft compile the specifications to present a revised proposed ordinance for review. All ayes.

## DIALOGUE:

The next meeting is scheduled for March 29<sup>th</sup>.

## ADJOURNMENT

Commissioner Iverson moved and Commissioner Gillespie seconded to adjourn. All Ayes. Motion carried.

Meeting Adjourned.

---

Tiffany VanDeKieft  
Assistant Finance Officer