JACKSONVILLE PLANNING AND ZONING BOARD MEETING
TUESDAY, DECEMBER 21, 2021
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
12:00 PM

Meeting Items

CALL TO ORDER	**Mr. Armstrong called the meeting to order at 12:04 PM.**
PUBLIC HEARING	**Mr. Armstrong declared the meeting a public meeting.**
APPROVAL OF MINUTES	**Mrs. McDonald made a motion to approve the minutes as written. Mrs. Stahelin seconded the motion. The vote to pass the minutes was unanimous.**
REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A REQUESTED ZONE CHANGE FROM "B - ONE & TWO FAMILY" TO "G - COMMERCIAL" TO ALLOW FOR FUTURE DEVELOPMENT OF THE FOLLOWING LOCATIONS, 720 S JACKSON, 750 S JACKSON, 548 JAMES, 500 JAMES, AND 530 JAMES, LOTS 9C, 8A, AND 9B.	**Mr. Silvey presented to the board Item #4 on the agenda. Mr. Silvey stated that the area behind the funeral home is what he wants to change. Mr. Armstrong opened the meeting up to the applicant or those in favor. The applicant, Mr. Boren was present. Mr. Boren stated that he wants the zone change to keep his options open for future development. Mr. Armstrong closed that portion of the meeting. Mr. Armstong opened the meeting up to those in opposition. Sue Byers, a neighboring homeowner at 550 James St. stated that she was against the zone change due to now knowing what the future development would be. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. Mrs. McDonald asked if a residence was on the property. Mr. Silvey stated that the residence burnt down last year. It is now vacant land. Mr. Stahelin asked if the land was as far back as the other commercial properties. Mr. Silvey stated that behind CVS is a cabinet shop, which is zoned commercial, and that is the furthest that goes back east of Jackson St. Mr. Armstrong closed that portion of the meeting. Mrs. McDonald made a motion to approve the requested zone change. Mrs. Stahelin seconded the motion. Mr. Armstong called for a vote. All members voted "aye" motion carries.**
REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A REQUESTED ZONE CHANGE FROM "K - INDUSTRIAL DISTRICT" TO "A - 1 SINGLE FAMILY DWELLING DISTRICT" TO ALLOW FOR THE APPLICANT TO BUILD DETACHED SINGLE FAMILY DWELLINGS LOCATED AT THE SOUTHWEST CORNER OF BONNER STREET AND ZIMMERMAN STREET.	**Mr. Silvey presented to the board Item #5 on the agenda. Mr. Armstrong opened the meeting up to the applicant or those in favor. Mike McEwen, the agent for the applicant, was present. Mr. McEwen stated that the owner of the property also owns Trinity Assisted Living Facility. Mr. McEwen stated that the owner has someone who wants to acquire the land to build single family dwellings which will be 1400 square feet. Mr. Armstong closed that portion of the meeting. Mr. Armstrong opened the meeting up for those in opposition. No one was present. Mr. Armstong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. Mr. McDonald stated that she agrees it will enhance the area. Mr. Calcote stated that the plans for the houses look good. Mr. Armstrong closed that portion of the meeting. Mr. Calcote made a motion to approve the zone change as requested. Mrs. Pavletich seconded the motion. Mr. Armstrong called for a vote. All members voted "aye, Motion carries.**
REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A SPECIAL USE PERMIT TO ALLOW FOR A CELL TOWER TO BE BUILT AT 321 E TENA.	**Mr. Silvey presented to the board in detail Item #6 on the agenda. Mr. Silvey stated the site is behind Anytime fitness and Wilder Plaza. Mr. Armstong opened the meeting up to the applicant or those in favor. Vince Huebinger, a representative for Verizon, was present. Mr. Huebinger stated that the site will be a capacity site due to the north tower having capacity issues and that it will help the Verizon retail center. Mr. Huebinger stated that a 190-foot tower would be an optimal solution and could drop down to 170 - 180 feet. Mr. Huebunger stated that due to the water well and water line easement, the spot chosen for the tower, access was easier. Mr. Huebinger stated that they weighed all options and looked at it as a business decision. Mr. Boren stated that the tower is an asset to the town. Mrs. Stephanie McNeil stated that data is nowhere near where it is supposed to be. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up for those in opposition. No one was present. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. Mrs. McDonald asked why not use the site already located on**

the south side of town. Mr. Huebinger stated that the tower they are wanting to build will be closer to the retail store. Mr. Calcote asked if it was a better option from a money or service standpoint. Mr. Huebinger replied all together, it was a team decision. Mr. Huebinger stated that they could do a 170 foot monopole or a 190 foot cell tower. Mr. Hubbard stated that, from a staff standpoint, the recommendation is to deny the request. 400 feet to the South and 800 feet to the West will not impact cell service. Mr. Armstrong closed that portion of the meeting. Mr. Calcote made a motion to deny the requested Special Use Permit. Mrs. McDonald seconded the motion. Mr. Armstrong called for a vote. Motion carried 4-1.

CITIZEN PARTICIPATION

QUESTIONS, COMMENTS, DISCUSSION

ADJOURN

Mr. Armstrong adjourned the meeting at 12:59 PM.