

**MINUTES OF THE PLAN COMMISSION MEETING  
MONDAY, APRIL 7, 2008 – 7:30 P.M.**

The Plan Commission met in City Hall on Monday, April 7, 2008 at 7:30 P.M. Present were Mayor Dan Hedrington, Dave Cihasky, Dan Varga, Jason Anderson, Mike Tzanakis, Peter Drogemuller, Curt Stepanek, Rick Rubenzer and Tom Hubbard. Absent were Alderman Greg Dachel and Janet Etmund. Also attending were Jim Nelson, representing Verizon; John Niehard – Fire Chief with the Chippewa Fire District; Dennis Brown – Chippewa County Emergency Management Director; Bill Reynolds – Chippewa County Administrator; Doug Ellis – former Chippewa County sheriff; Lieutenant Tim Blizek; City Planner Jayson Smith; Larry Ritzinger of Chippewa County; Chippewa County Sheriff Jim Kowalczyk; Barb Harling of 6166 166<sup>th</sup> Street, Roxie Bauer of #817 N. High Street and Troy Story – owner of the Garage Salon at #45 E. Elm Street.

1. **Motion** by Tzankis, seconded by Hubbard, to approve the minutes of the February 11, 2008 Plan Commission meeting. All present voting aye. Motion carried.

2. Mayor Hedrington opened a public hearing to consider C.U.P. Resolution #08-01 (attached). Barbara Harling of 6166 166<sup>th</sup> Street appeared to present the attached hand-out and opposed granting the permit for perceived health risks associated with cellular telephone towers. She supported the public (government) emergency communications portion of the permit. Roxie Bauer of #817 High Street appeared with concerns that she lived within 300 feet of the project and had not been notified, that an article appeared in the Leader Telegram and that the proposed tower would fall over. Troy Story of #45 E. Elm Street spoke against the permit stating that he was concerned with esthetics and appearance near his Garage Salon which is proposed to have a “new” store front later this year. He was also concerned about the proposed 143 foot high structure just across the alley from his building (small setback). Former Chippewa County Sheriff Doug Ellis appeared to support the petition citing the essential need for the communications tower from the County Sheriff perspective. Dennis Brown, Emergency Management Director for Chippewa County, spoke in favor, stating the County had explored many options but that the tower had to be located on the County Campus and have a “hardwire” connection to County dispatch. John Niehard, Fire Chief of the Chippewa Fire District, spoke in favor. County Administrator Bill Reynolds of #704 W. Central Street stated he had reviewed and researched allegations of health risks as proposed on the Barbara Harling hand-out but that he could find nothing linking the tower and health risks. He spoke in favor saying the tower was essential for County Public Safety Communication. Sheriff Jim Kowalczyk spoke in favor. Rubenzer confirmed that everyone in the required 150 foot radius of the County monopole location had been sent a notice and that the legal ad had appeared in the Chippewa Herald (official local paper required by Statute). Mayor Hedrington closed the public hearing. Dave Cihasky questioned why more location options weren’t considered and presented. Jayson Anderson stated he had reviewed many major studies but could find nothing concretely linking health risks to cell towers. Discussion concluded and there was a **motion** by Hubbard, and a second by Anderson, to approve C.U.P. Resolution #08-01 granting Chippewa County Emergency Management a Conditional Use Permit to construct and

maintain a 143 foot high monopole communication tower, antennae and 12 x 36 equipment building on County-owned property near #32 E. Spruce Street. Voting “aye” – Varga, Anderson, Hubbard, Rubenzer and Hedrington. Voting “naye” – Cihasky, Tzanakis, Drogemuller and Stepanek. Motion carried.

3. The Plan Commission discussed a condominium plat submitted by Tech Design for the Willow Creek Subdivision. The plat conforms to the use and layout of the Planned Unit Development C.U.P. Resolution #07-03 for Willow Creek approved on May 7, 2007 by the Plan Commission. **Motion** by Varga, seconded by Hubbard, to approve the condominium plat for lot 25 of the Willow Creek Subdivision and authorize Mayor Hedrington to execute the face of the plat. All present voting aye. Motion carried.

4. City Planner Jayson Smith presented the attached Wellhead Protection Ordinance with proposed changes shown in brackets. After discussion, there was a **motion** by Tzanakis, and a second by Cihasky, to recommend the Common Council revise the Wellhead Protection Ordinance (Chapter 29 of City Municipal Code) to include the proposed changed shown in brackets on the attachment. All present voting aye. Motion carried.

5. **Motion** by Hubbard, seconded by Varga, to adjourn. All present voting aye. Motion carried. The Plan Commission adjourned at 8:24 P.M.

Richard J. Rubenzer, Secretary  
Plan Commission