

**CITY OF WASHINGTON, ILLINOIS**  
**ADJOURNED PLANNING AND ZONING COMMISSION MEETING**  
**TUESDAY, JULY 10, 2018**  
**WASHINGTON DISTRICT LIBRARY - 380 N. WILMOR ROAD – 6:30 P.M.**

Chairman Mike Burdette called the July 5, 2018 adjourned meeting of the City of Washington Planning and Zoning Commission to order at 6:29 p.m. in the meeting room at Washington District Library.	Call to Order
Present and answering roll call were Commissioners, Mike Burdette, Tom Reeder, Steve Scott, and Joe Roberts. Commissioners Brian Fischer, Louis Milot, and Doug Weston were absent.	Roll Call
Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes, and City Clerk Pat Brown.	
Commissioner Roberts moved and Commissioner Reeder seconded to approve the minutes of the May 23, 2018 Special Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 5/23/18 special PZC meeting as presented
<u>Case No. 070518-V-1</u> – A public hearing was opened for comment at 6:30 p.m. on the request of LuzElva Delzell for a rear yard variance at 1600 Santa Fe Road. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: rear yard variance request, LuzElva Delzell, 1600 Santa Fe Road
B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 11.5’ rear yard variance in order to allow the construction of a deck leaving a 10.5’ rear yard; the deck will cover an existing patio; and the rear yard setback requirement is 22’.	
Petitioner comments: Matthew Delzell shared that all the properties around them have decks and they was to keep up with surrounding property values in the neighborhood.	
Public comments: None.	
At 6:31 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Roberts moved and Commissioner Scott seconded to recommend approval of the variance request as presented.	Approve Case No. 070518-V-1, rear yard variance request
Commissioner comments: Commissioner Reeder asked if the deck will protrude any further than the existing patio and Mr. Delzell replied that it would not.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 4</u> Reeder, Burdette, Scott, Roberts <u>Nays: 0</u> <u>Motion carried.</u>	
A public hearing for the purpose of hearing comment pertaining to proposed amendments to the Zoning Code for the purpose of adding or deleting text was opened for comment at 6:33 p.m.	Public Hearing: Zoning Code amendments regarding Small Wireless Facilities Deployment Act
P & D Director provided the following information: 1) the Small Wireless Facilities Deployment Act establishes how local entities can regulate the permitting and deployment of small wireless facilities (SMF); 2) we are mandated now by the state to adopt this type of language; 3) while there is considerable ambiguity with the law, some of the primary components include: SWFs are allowed by-right in all zoning districts in right-of-way (ROW) if co-located and by-right in any non-residential zoning districts in ROW if not co-located; establishes a maximum height to either 10’ above the utility pole or wireless support structure on which the SWF is co-located or 45’ above the ground level; authorities cannot have a direct or indirect requirement for in-kind services including the installation of fiber or conduit; sets the maximum fees depending on the type of SWF to \$650 per single, \$350 for multiple, or \$1,000 per a single on a new utility pole; we have until August 1, 2018 to adopt language that would set these schedule of fees; establishes maximum timeframes for the review and approval of SWF applications; establishes that the unit of government that has the authority on a particular road has the jurisdiction to regulate the SWF in that ROW; it prohibits local authorities from requiring the placement of any SWFs on any specific utility pole, or category of utility poles, however, we do have the ability to dictate where a facility can be if its within 100’ of the proposed facility and applicant must accept that but they have the right to propose an alternative structure on reasonable terms and conditions and the alternate location and structure does not impose technical limits; 4) the ambiguous portion of the code relates to any of the camouflaging or requirements that the City can impose on a particular type of pole or a shielding and that is the biggest area where the City has the ability to tweak the model ordinance to have written design standards that are generally applicable for decorative utility poles, or reasonable stealth, concealment, and aesthetic requirements; and 5) the draft ordinance would require that any equipment installed at-grade be screened to minimize the visibility of the facility and must not cause any traffic or safety problems, all SWF’s must be a color that blends with surroundings of the pole or infrastructure to which it is mounted, and any poles or pole extensions shall not be wood and must blend with the color of the pole upon which they are mounted. He shared that the fall zone (110% of the height of the pole) would be in place as it is currently for larger telecommunications towers. He shared that 90-95% of the draft ordinance language was created by the Illinois Municipal League and most communities will be using this, with the exception of adding their own design standard language. There were no public comments.	

Close Public Hearing	At 6:38 p.m. the public hearing was closed.
Recommend approval of text amendments	<p>Commissioner Scott moved and Commissioner Reeder seconded to recommend approval of the text amendments as presented.</p> <p>Commissioner comments: Commissioner Scott asked where they will be allowed within our zoning regulations and Oliphant replied that they will be allowed in any of our zoning districts in right-of-way. Commissioner Roberts asked about the nature of these small wireless facilities and if their purpose is to provide booster towers and Oliphant shared that he is understanding them as more of a booster tower as well. He shared that at this point he is unsure of how much we will see in Washington and expects them to be used more in a rural area setting but until we start to see them we won’t know for sure.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 4</u> Roberts, Burdette, Reeder, Scott <u>Nays: 0</u> <u>Motion carried.</u></p>
Commissioner/Staff Comments	B & Z Supervisor Holmes shared that there will be an August meeting for two cases, a fence height and side yard variance.
Adjournment	At 6:42 p.m. Commissioner Roberts moved and Commissioner Scott seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

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Patricia S. Brown, City Clerk