

**PUTNAM COUNTY  
BOARD OF ZONING APPEALS  
SPECIAL MEETING  
PUTNAM COUNTY COURTHOUSE, ROOM 202  
Tuesday, September 18, 2007**

**MINUTES**

The Putnam County Board of Zoning Appeals held a special meeting on Tuesday, September 18, 2007 at 7:00 p.m. in the Putnam County Courthouse, Room 202.

Steve Sluss, president, called the meeting to order.

Roll call was taken and a quorum was present.

Members present included: Tom Reishman, Al Ruebush, and Steve Sluss.

Members absent included: Patrick Donovan

Staff present included: Sandy Mellert and Melissa Sargent. Also present was Luanne Jividen C.C.R.

Others present who signed in were: William Lopez, Christa Vincent, and Tammy Holston Henson.

**MINUTES**

The minutes of the July 12, 2007 meeting were reviewed. Tom Reishman was not in attendance at the July meeting; therefore, minutes will be held over for action at the next meeting.

**PUBLIC HEARING PROCEDURE**

Steve Sluss gave a brief description of the rules for a public hearing.

**VARIANCE REQUEST BY Crown Castle International**

***Disclosure of Conflict***

No board member disclosed a potential conflict of interest with the variance request by Crown Castle International from *Article 1700.17B1* of the *Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, WV* which states, "The lot on which a tower, antenna, or station is located shall be of such dimensions that an imaginary line drawn from the top of the tower, or the guy wire from the top of the tower, shall not exceed a 60 degree angle to the horizontal, relating to the base of the tower" for the construction of a 180' telecommunication tower located off of WV Route 34, Winfield on tax map 203 parcel 20, which is zoned R-2, Mixed Residential.

***Public Hearing***

Steve Sluss opened the public hearing for the request by Crown Castle International from *Article 1700.17B1* of the *Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, WV* which states, "The lot on which a tower, antenna, or station is located shall be of such dimensions that an imaginary line drawn from the top of the tower, or the guy wire from the top of the tower, shall not exceed a 60 degree angle to the horizontal, relating to the base of the

tower” for the construction of a 180’ telecommunication tower located off of WV Route 34, Winfield on tax map 203 parcel 20, which is zoned R-2, Mixed Residential.

Staff presented the findings of fact, a copy of which is attached and made a part of these minutes.

A question and answer session followed.

Applicant comments:

Bill Lopez, Construction Manager at Crown Castle, requested approval of the variance and stated that the present tower is at capacity. It would not be structurally sound if the other carriers (A T & T and Verizon) were added. The proposed tower would accommodate the two new carriers.

Public comments:

Tammy Holston stated that she and her family own the farm on which the tower location will be leased and requested approval.

There being no further questions or comments, Steve Sluss closed the public hearing and reconvened the regular meeting.

### ***Deliberation and Action***

Discussion ensued with a question and answer session.

Motion was made by Tom Reishman and seconded by Al Ruebush to approve the variance request by Crown Castle International from *Article 1700.17B1* of the *Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, WV* which states, “The lot on which a tower, antenna, or station is located shall be of such dimensions that an imaginary line drawn from the top of the tower, or the guy wire from the top of the tower, shall not exceed a 60 degree angle to the horizontal, relating to the base of the tower” for the construction of a 180’ telecommunication tower located off of WV Route 34, Winfield on tax map 203 parcel 20, which is zoned R-2, Mixed Residential. Approval of the request was based on the following condition: Crown Castle International must control the 104 foot radius area around the proposed 180’ monopole telecommunication tower. They may choose to either, expand the leased lot area to include the 104 foot radius requirement *or* keep the leased lot area as presented and add an easement around the tower to encompass the 104 foot radius. Motion carried unanimously.

### **SPECIAL PERMIT REQUEST BY Crown Castle International**

#### ***Disclosure of Conflict***

No board member disclosed a potential conflict of interest with the request for a Special Permit by Crown Castle International to construct a 180’ telecommunication tower located off of WV Route 34, Winfield on tax map 203 parcel 20, which is zoned R-2, Mixed Residential.

#### ***Public Hearing***

Steve Sluss opened the public hearing for the request for a Special Permit by Crown Castle International to construct a 180’ telecommunication tower located off of WV Route 34, Winfield on tax map 203 parcel 20, which is zoned R-2, Mixed Residential.

Staff presented the findings of fact, a copy of which is attached and made a part of these minutes.

A question and answer session followed.

**Applicant comments:**

Bill Lopez, Construction Manager at Crown Castle, requested approval of the special permit and stated that the present tower is at capacity, which would make it structurally unsound if the other carriers (A T & T and Verizon) were added. The proposed tower would accommodate the two new carriers.

**Public comments:**

Tammy Holston requested approval of the special permit and stated that she and her family own the farm on which the tower location will be leased.

There being no further questions or comments, Steve Sluss closed the public hearing and reconvened the regular meeting.

***Deliberation and Action***

Discussion ensued with a question and answer session.

Motion was made by Tom Reishman and seconded by Al Ruebush to approve the request for a Special Permit by Crown Castle International to construct a 180' telecommunication tower located off of WV Route 34, Winfield on tax map 203 parcel 20, which is zoned R-2, Mixed Residential as presented. Motion carried unanimously.

**CITIZEN COMMENTS**

There were no citizen comments.

**STAFF REPORT**

Staff reported that there is an agenda for the October 11, 2007 meeting.

**OLD BUSINESS**

There was no old business to discuss.

**NEW BUSINESS**

There was no new business to discuss.

**ADJOURNMENT**

There being no further business, motion was made and seconded to adjourn. The meeting was adjourned at 7:45 p.m.

Respectfully submitted: \_\_\_\_\_  
Al Ruebush, Secretary

Minutes were approved: \_\_\_\_\_

Attested by: \_\_\_\_\_  
Presiding Officer