

## **MINUTES-PLANNING COMMISSION/BOARD OF ADJUSTMENTS MEETING**

**Tuesday, July 10, 2018 – 7:00 P.M. COMMISSIONERS ROOM, LYON COUNTY GOVERNMENT CENTER, MARSHALL, MN.**

**MEMBERS PRESENT:** DeCock, Steen, VanOverbeke, Williams

**OTHERS PRESENT:** Crowley, Ritter, Biren, Springstead

DeCock opened the meeting at 7:00 p.m.

### **PLEDGE OF ALLEGIANCE TO THE FLAG**

**IDENTIFY ANY CONFLICT OF INTEREST:** None identified.

**AMEND/APPROVE AGENDA:** Williams moved, seconded by VanOverbeke to approve the agenda. All in favor, motion carried.

**MINUTES FROM June 12, 2018:** Steen moved, seconded by VanOverbeke to approve minutes as presented. All in favor, motion carried.

**BOARD OF ADJUSTMENTS:** Verizon Wireless, Betty Lovsness Communication Tower - Verizon has applied for a Conditional Use Permit to construct a new 259' self-supporting non-guyed communication tower with an equipment compound that includes Verizon base station equipment. The area affected is zoned agricultural. The proposed tower to be located on a leased parcel of land owned by Betty Lovsness Life Estate and described as follows:  
**76.10 ACRES of the South Half of the Southwest Quarter (S2 SW4) and the West Half of the Southeast Quarter (W2 SE4), Section Four (4), Township One Hundred Thirteen (113) Range Forty-one (41), Vallers Township, Lyon County, MN. Parcel # 19-004003-0.**

Kirk Lovsness was present, representing his mother Betty Lovsness. The proposed tower will utilize an existing driveway approach to the east of the building site. Verizon is leasing the property. The tower is to be dismantled within one year of non-use. The setback distance from the road right-of-way is 266 feet. The facility will have a six-foot high perimeter fence. Biren spoke with Verizon who was comfortable with the minimum lighting condition, which prevents a white, intrusive light at night.

The closest resident, Mark Laleman, had no concern with the tower. DeCock asked if the reduced setback to the Lovsness property is an issue. Kirk, in meeting with Verizon, recommended the tower be placed as close to his property as possible to be as non-intrusive to neighbors as possible and not to impact farming operations on the property.

DeCock asked for public comment. DeCock moved to finding of facts. Biren mentioned that the property is located within the agricultural district and that the tower is allowable under the

ordinance here. Verizon will provide their own access and off-street parking. DeCock felt the non-intrusive lighting condition is adequate. Biren explained the need for Verizon's tower is for additional service and a lease agreement has been recorded.

Steen moved, seconded by Williams to recommend the County Board grant the Conditional Use Permit for Verizon Wireless.

**PLANNING COMMISSION:** None

**Adjourn:** Williams moved, seconded by VanOverbeke to adjourn meeting. All in favor, motion carried.

Respectfully submitted,

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Bernie DeCock, Planning Commission/  
Board of Adjustments Vice-Chair

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John Biren, Lyon County Planning &  
Zoning