

**Minutes of the Plan Commission Meeting  
June 19, 2023 at 5:30 p.m.  
Village Hall Board Room**

1. **Call to order:** B. McIntyre called the meeting to order at 5:30 p.m.
2. **Roll call**

Present in person: Plan Commission members Burt R. McIntyre, Randy Smith, Mark Semrau, Dan Kussow, Michael Soletski, Natasha Gwidt, Jamila Seaton (virtually)

Excused: Ellery Gulbrand

Staff: Dave Wiese, Geoff Farr, Leigh Ann Wagner Kroening
3. **Pledge of Allegiance:** The pledge was recited by all in attendance.
4. **Approval of the agenda**

N. Gwidt moved to approve the agenda. D. Kussow seconded. **The motion carried unanimously.**
5. **Approval of the May 15, 2023 meeting minutes**

M. Soletski moved to approve the minutes of the May 15, 2023 Plan Commission meeting. M. Semrau seconded. **The motion carried unanimously.**
6. **5:35 P.M. PUBLIC HEARING to consider a request from Nsight Wireless, located at 470 Security Blvd., VH-1502, for conditional use approval to construct a 120' monopole cell tower and related equipment**

D. Wiese reviewed the request from Nsight Wireless to construct a 120' monopole cell tower. Tiffany Samuels, representing Nsight, explained the cell tower would be constructed on the company's property at the back of the parcel.

B. McIntyre opened the public hearing. Attorney Tony Steffek of Amundsen Davis said he is representing SBA Towers, which has an existing cell tower in Meadowbrook Park and opposes the construction of a new tower less than a mile away. He said the state statute and Howard municipal code indicate colocation is preferred. He said Nsight should lease space on the SBA tower instead of building new because it can cover the proposed service area and Cellcom leases space on other SBA towers, so it is common practice.

Tiffany Samuels addressed the statements. She said Nsight did due diligence in exploring colocation with SBA Towers, as well as the United Health building, but the coverage area was not ideal. She also said the SBA tower is not high enough, and raising the tower would cost Nsight time and money, in addition to the monthly rental expenses and regular equipment replacement fees.

Art Hall, another Nsight representative, explained why the Nsight property offers better coverage for their targeted area on both sides of STH 29. The commission discussed.
7. **Action on the conditional use request for a 120' monopole cell tower at 470 Security Blvd., VH-1502**

M. Soletski moved to approve the conditional use request from Nsight Wireless for a 120' monopole cell tower at 470 Security Blvd., VH-1502. D. Kussow seconded. **The motion carried unanimously.**

- 8. 5:40 P.M. PUBLIC HEARING to consider creating Chapter 45 Shoreland Wetland District of the Village of Howard Municipal Code**  
D. Wiese said the village recently amended its Floodplain Zoning Ordinance to stay compliant with the National Flood Insurance Program regulations. Previously, Howard's Floodplain and Shoreland Wetland Ordinances were combined. The village is proposing to separate the two code sections and create a new chapter for the Shoreland and Wetland Ordinance.
- B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.
- 9. ACTION on the request to create Chapter 45 Shoreland Wetland District of the Village of Howard Municipal Code**  
M. Soletski moved to recommend creating Chapter 45 of the Howard Municipal Code Shoreland and Wetland Zoning. D. Kussow seconded. **The motion carried unanimously.**
- 10. 5:45 P.M. PUBLIC HEARING to consider amending the Village of Howard Municipal Code Sec. 50-860 Accessory buildings to allow for buildings up to 1,024 square feet in size in the R-1, R-2, R-3, and R-4 zoning districts**  
D. Wiese said the village has received several requests from residents for larger accessory buildings in residential zoning districts. Currently the Municipal Code restricts the floor area of the accessory buildings in the primary residential districts to 5 percent of the area of the lot or 1,024 square feet, whichever is less if an attached garage is present.
- B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.
- 11. ACTION on the request to amend Municipal Code Sec. 50-860 regarding accessory buildings in the R-1, R-2, R-3, and R-4 zoning districts.**  
D. Kussow moved to table the item. R. Smith seconded. **The motion to table carried unanimously.**
- 12. Review and take action on the Preliminary PDD for Tim Brunette for two contractor buildings and three mini-warehouse buildings containing a total of 74 storage units at the 2200 block of Riverview Drive, VH-455-4**  
Steve Bieda of Mau & Associates, who is representing the applicant Tim Brunette, said due to Mr. Brunette's death, he is unsure if the project will move forward. He said when the time is appropriate, he will approach the family to gauge their interest in pursuing it. B. McIntyre moved to table the item. M. Soletski seconded. **The motion to table carried unanimously.**
- 13. FUTURE AGENDA ITEMS – None**
- 14. ADJOURN THE MEETING:** N. Gwidt moved to adjourn. R. Smith seconded. **The motion carried unanimously, and the meeting adjourned at 6:38 p.m.**

**Leigh Ann Wagner Kroening  
Administrative Assistant**