

**ZONING BOARD OF ADJUSTMENT**  
**March 7, 2016**  
**SPENCER, IOWA**

**AGENDA**  
**8:15 O'CLOCK A.M.**  
**COUNCIL CHAMBERS, CITY HALL**

BAXTER (CHM.)  
WALLER (V.CHM.)

GREEN  
HARPER

LYKKE  
PETERSON  
FELDMAN

**ROLL CALL**

**1. Motion Adoption**

Approve Minutes  
December 21, 2015

**2. OLD BUSINESS**

**3. NEW BUSINESS**

**A. Request for the following:**

**Dan White**  
**Sr. Project Manager**  
**U.S. Cellular**  
**12020 Ridgemont Drive**  
**Urbandale, Iowa 50323**

Approval to construct a 180' self-supporting Communication Tower, which is a Special Exception Use in the E Heavy Industrial Zoning District, and for a variance to allow for a 90' setback or 50% of the tower height where there is a requirement of a 108' setback for the tower (60% of the height).

Located at 1304 East Milwaukee Street. Lot 18, Spencer Municipal Utilities Subdivision.

**B. Request for the following:**

**Dan White  
Sr. Project Manager  
U.S. Cellular  
12020 Ridgemont Drive  
Urbandale, Iowa 50323**

Approval to construct a 130' self-supporting Communication Tower, which is a Special Exception Use in the F Fair and Exposition Zoning District, and for a variance to allow for a 65' setback or 50% of the tower height where there is a requirement of a 78' setback for the tower (60% of the height).

Located at 1007 West 18<sup>th</sup> Street. A Tract of Land in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 1, Township 36N, Range 37W of the 5<sup>th</sup> P.M.

**C. Request for the following:**

**Patricia Helmich  
1713 McNaughton Way, LLC  
And  
Great Lakes Communication Corp.  
1713 McNaughton Way  
Spencer, Iowa 51346**

Approval to construct a 122' self-supporting Communication Tower, which is a Special Exception Use in the E Heavy Industrial Zoning District, and for a variance to allow for a 6' non-climb shield for the tower (6' high fence minimum).

Located at 1501 35<sup>th</sup> Avenue West. Lots 2 and 3, Subdivision Number 4, Corn Belt Industrial Park.

**4. OTHER BUSINESS**

**5. ITEMS FOR FUTURE AGENDAS**

**6. Motion to Adjourn**

XC: City Manager, Bob Fagen  
Mayor, Reynold Peterson  
Don Hemphill, City Attorney  
Theresa Reardon, City Clerk  
Brian Weuve, Finance Director  
Mark White, Public Works Dir.  
Kirby Schmidt, Planning Dir.  
Craig Poulsen, PW Ass't  
Robyn Larsen, Planning Ass't  
Delray Bredehoeft, Park & Rec

Spencer Mun. Utilities  
Mediacom Cable  
KUYR Radio  
Daily Reporter  
KICD/KIGL  
Dan White  
Patricia Helmich