



VILLAGE OF WILLIAMS BAY

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OFFICIAL MINUTES PLAN COMMISSION MEETING 1/10/2023 MEETING TUESDAY, JANUARY 10, 2023 AT 6:30 PM

I. Call to Order

William Duncan called the meeting to order at 06:30pm.

II. Roll Call

Present: President Bill Duncan, Commissioner Marianne Klemke, Commissioner Jess Haak, Trustee Lowell Wright, Commissioner Pat Watts, Commissioner Matt Robbins

Also Present: Alternate Commissioner James Killiam, Zoning Administrator Bonnie Schaeffer, Village Engineer Doug Snyder and Clerk Tina Kolls

Excused: Commissioner Maggie Gage

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of 11/15/2022

The motion to Approve the Plan Commission Meeting Minutes of 11/15/2022 was initiated by Marianne Klemke and seconded by Pat Watts. Unanimously carried.

B. Joint Village Board and Plan Commission Meeting Minutes of November 21, 2022

The motion to Approve the Joint Village Board and Plan Commission Meeting Minutes of November 21, 2022 was initiated by Marianne Klemke and seconded by Pat Watts. Unanimously carried.

C. Plan Commission Meeting Minutes of 12/7/2022

The motion to Approve the Plan Commission Meeting Minutes of 12/7/2022 was initiated by Marianne Klemke and seconded by Lowell Wright. Unanimously carried.

V. Recommendation and Possible Action for a Zoning Ordinance Text Amendment

A. Motion to Open Public Hearing - All interested in this matter are invited to attend

President Duncan opened the public hearing at 06:35pm.

B. Resolution R-01-23 Recommending Approval of Ordinance #2023-01

Trustee Robert Umans explained that there are currently cellular antennae on the water towers located at both Olive Street and Potawatomi drive. These antennae have to be removed each time we need to paint the water towers. Umans explained that Verizon has offered to build a tower behind the village hall which would not be a residential location, it would be up high, which would provide an improved cellular signal. Umans explained that the Ordinance would allow the village to use the zone (P&I) in which the proposed location for the tower is located.

Village Engineer Snyder explained that he feels it is in the village's best interest in the future to get the antennae off the water towers and get them on a structure which is owned by the village. Snyder explained that this is all just a preliminary as we have not been provided with a formal offer with terms. Snyder explained that the village currently

has three carriers with Verizon being the potential fourth. Snyder explained that Verizon would pay upfront to build the tower, which would be owned by the village with the condition that they would not have to pay rent for the tower space for several years. Snyder explained that as the carriers come off of their lease we can force them to move off of the water towers and on to the village-owned tower with the hopes that eventually we will have all four carriers on one structure. Snyder also explained that getting these carriers off of the water towers will give the village more options with the water towers, whether to paint them or take them down. Snyder explained that painting the water towers would cost the village between 3 and 5 thousand dollars each. Snyder explained that the current Ordinance states that you can only place a monopole which will hold all the carriers and will not look nice. Snyder explained that he would like a galvanized four-legged structure so that it would be a more robust structure and would allow each carrier to be mounted on a leg of the structure.

President Duncan confirmed that the Ordinance would change for the structure to be able to be zoned Ag and P&I. Commissioner Klemke questioned if there was a reason the original Ordinance was not allowed in the Ag and P&I zones. Snyder explained that these carriers have a right to locate in the village as part of the communication laws and that this ordinance will limit where they can put them as well as bring the village into line with what the laws are.

James Killian (91 Potawatomi) expressed his concerns about opening up P&I stating that so many properties in the village are zoned P&I such as Conference Point Camp, the old elementary land, the current school site, George Williams College and Yerkes. Kilian stated he is concerned that this would open up the potential for towers in some of these locations. In response, Schaeffer explained that paragraph 12 of Ordinance #2023-02 states that a tower may not be built within less than a one mile radius from another tower. Schaeffer went on to explain that the site we would like to use for the proposed tower is zoned P&I, which leaves us with no choice but to allow a conditional use.

C. Motion to Close Public Hearing

President Duncan closed the public hearing at 6:49 PM.

D. Consideration and possible action on Zoning Ordinance Amendment

The motion to Recommend Village Board Approval of the Zoning Ordinance Amendment was initiated by Lowell Wright and seconded by Jess Haak, Marianne Klemke Nay. Motion carried.

VI. Recommendation and Possible Action for a Zoning Ordinance Text Amendment

A. Motion to Open Public Hearing - All interested in this matter are invited to attend

President Duncan opened the public hearing at 6:51pm.

B. Resolution R-02-23 Recommending Approval of Ordinance #2023-02

Klemke stated that it seemed as though the ordinance was written to cover only village-owned towers as there is no insurance clause. Schaeffer explained that the ordinance is open to both village-owned towers and public-owned towers. Schaeffer stated that she was unsure why the statement on insurance liability would have been removed by Attorney Schroeder. Klemke stated that she thinks that there needs to be insurance liability listed similar to the previous ordinance to cover privately owned towers as well.

C. Motion to Close Public Hearing

President Duncan closed the public hearing at 6:57pm.

D. Consideration and possible action on Repealing and Recreating a Zoning Ordinance

Lowell Wright motioned to table the resolution for further discussion on insurance liability. The motion was seconded by Marianne Klemke. Unanimously carried.

VII. Adjournment

The motion to adjourn was initiated by Mariann Klemke and seconded by Jess Haak at 6:57pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk