

The following are "unofficial minutes" subject to change at the next meeting.

PEMBINA COUNTY ZONING BOARD

November 12, 2021

10:00 AM

Pembina County Zoning Board met with the following members present: Jim Benjaminson, Nick Rutherford, Hugh Ralston, Andrew Cull, and Craig Vaughn. Absent: Lawrence Gapp, Thomas Cummings, Jeni Carrier and Lacey Hinkle. Available by telephone was Rob Viera with Verizon Wireless. Also in attendance was Jeremy Seng with the Cavalier Air Service.

Chairman Ralston called the meeting to order at 10:10 am.

Minutes of the March 17, 2020 meeting reviewed and accepted upon motion of Jim Benjaminson and seconded by Nick Rutherford. All voting in favor; motion carried.

Mr. Viera forwarded the specs for the project prior to the meeting. The coverage in the Neche area is very poor and this tower will improve coverage and capacity (bandwidth) to the general area, which covers an approximate 10 mile area.

Application received for a conditional use permit from Verizon Wireless to construct a 180' self-support wireless communications tower (no guide wires) with a 9' lightening rod. There will be a couple of equipment cabinets that operate the system and a small generator at the base of the tower set within a 75' x 75' leased area. The structure will be setback 263' to the west line and 281' to the south line (108th St) in the W½SE¼ of Section 36 about ½ mile west of Neche in Felson Township. The tower will be built to accommodate at least two additional carriers. Funding has been secured and construction is expected to begin in the spring or summer of 2022.

Craig Vaughn stated concerns from a couple of individuals asking if a beacon could be installed on the tower. Mr. Viera stated that the FFA does not require a beacon. Jeremy Seng with Cavalier Air Service had spoken with Mr. Viera and requested the tower be painted and/or lit. Mr. Viera stated that it would be quite costly to paint the tower, but if it would be a requirement for the conditional permit they could place a beacon on top. Mr. Vaughn requested that a beacon be installed. Mr. Vaughn asked Mr. Seng if

lighting would be sufficient. Mr. Seng stated that both would be better, but lighting would be acceptable. Mr. Viera asked if it would be better to have one light at 100' and a second beacon at the top of the tower. Mr. Seng stated two lights would be better and also daytime lighting would be necessary.

Motion made by Nick Rutherford and seconded by Craig Vaughn to grant a conditional permit with the understanding a minimum of two lights, visible day or night, be placed on the structure at all times. Roll call vote: Jim Benjaminson– yes; Craig Vaughn – yes; Nick Rutherford – yes; Hugh Ralston – yes; Andrew Cull – yes. Motion carried.

With no further business, motion by Craig Vaughn and second by Jim Benjaminson to adjourn the meeting. Meeting adjourned at 10:21 am.

Linda Schlittenhard
Secretary, Pembina County Zoning Board