

documentation they distributed.

Ross Stoffer outlined his concerns as shown in the document he distributed. His concerns are egress and ingress across private property; is there permission for this access and will it remain; does the city want the message conveyed that applications are made after the fact; no additional changes to the top of the tower or additional equipment should not be added and concerns if the tower falls.

Tom Schommer had no additional comments other than responding to Mr. Stoffer's concerns. He stated that egress is adequate and the 4 foot footprint is also adequate. He feels, as a business, he should be able to add additional equipment to the towers to stay current with technology.

There was no other discussion and Commissioner Beckman moved and Davis seconded to approve the Conditional Use for a communications tower at 2208 Elmer's Lane.

AYE: Davis, Marsh, Beckman, Spray, Lundy, Ohl,

NAY: Milander, Griffith, and Fisher

ABSENT:

Motion carried.

PUBLIC HEARING (2)

Public hearing at the request of Winkelbauer Farms, for a zone change from R-1 (Single-family Residential District) to I-2 (Heavy Industrial District) at the southeast quad at 1st and Eisenhower Avenue.

Public hearing at the request of Helena Chemical Company for a Conditional Use Permit for a retail fertilizer operation at the SE corner of 1st Street and Eisenhower Avenue.

Chair Lundy opened both hearings at 8:01 a.m. for discussion and action.

Todd Lorenz, representing Helena Chemical, said they are requesting a change from R-1 to I-2 and the comp plan reflects industrial. They feel this a good site near rail and wish to locate here to serve the ag producers in the area. They aren't opposed to rezoning to I-1 but they aren't sure how that affects the conditional use permits. They initially proposed dry fertilizer only but the market may suggest liquid fertilizer in the future. They are highly regulated.

Both hearings were closed at 8:10 a.m.

Commissioner Spray moved and Beckman seconded to approve the zone change from R-1 and amended to I-1 at the southeast quad of 1st and Eisenhower Ave.

AYE: Davis, Marsh, Beckman, Spray, Lundy, Ohl, Milander, Griffith, and Fisher

NAY:

ABSENT:

Motion carried.

Commissioner Davis moved and Beckman seconded to table the request for a Conditional Use Permit for a retail fertilizer operation at the SE corner of 1st Street and Eisenhower Avenue.

