



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Draft

City Plan Commission

Mayor Cory Mason
Mario Martinez
Christina Hefel
Marvin Austin
Alderman Jason Meekma
Trevor Jung
Sam Peete

Wednesday, February 27, 2019

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:30 p.m.

PRESENT: 7 - Cory Mason, Mario Martinez, Christina Hefel, Marvin Austin, Jason Meekma, Trevor Jung and Sam Peete

Approval of Minutes for the February 13, 2019 Meeting

A motion was made by Commissioner Jung, seconded by Commissioner Peete, to approve the minutes of the February 13th meeting. The motion **PASSED** by a Voice Vote.

[0218-19](#)

Subject: (ZOrd.0001-19) An ordinance adopting policies and procedures for review of surface drainage plans. (PC-19)

Recommendation of the City Plan Commission on 2-27-19: That the ordinance adopting policies and procedures for review of surface drainage plans be adopted.

Fiscal Note: N/A

Attachments: [ZOrd 0001-19](#)

Assistant Director Matt Sadowski explained the request. He stated that the policy draft was before the Commission in December. He stated it was reviewed by the City Attorney and the Department of Public Works to refine the policy. The request today is for the Commission to adopt the prepared ordinance, this will formulize the policy document that has been presented to applicants over the years.

Sadowski explained the main points of the ordinance which includes definitions, establishing requirements regarding drainage being needed prior to the issuance of a building permit, setting out the required content to be noted and/or illustrated on a plan, providing statements of base policies for the size of the site that will require a storm drainage plan; situations where public storm sewer is readily available for hook-up; direct connections to public storm sewer; site runoff calculations and private storm sewer lines; treatment of sites less than 10,000 sq. ft. where a public nuisance

may be determined to exist; and the requirement of an erosion control plan and a post construction storm water management plan.

Discussion after the motion:

Mayor Mason explained that we have had this policy for a long time, the action on the ordinance just codifies what is being done.

A motion was made by Commissioner Jung, seconded by Commissioner Peete, to recommend that ZOrd.0001-19 be adopted. The motion PASSED by a Voice Vote.

[0219-19](#)

Subject: (Direct Referral) Overview of aesthetic and locational considerations for small cell wireless communication facilities (PC-19)

Mayor Mason explained that the Federal Communications Commission (FCC) issued rules regarding what cities can charge and require regarding wireless communication facilities. He stated the FCC gave municipalities until April 15th to determine aesthetic requirements of these facilities.

Associate Planner Jeff Hintz, explained the small cell technology and its scale. He stated 5G is much faster than 4G/LTE and has more capacity. Hintz showed potential designs of small cells and the equipment that goes along with it. He stated there is more than just an antenna on a small cell site.

In relation to one of the images shown by Hintz, Alder Meekma asked if each box were a separate carrier.

Hintz stated he was unsure, however, multiple carriers could locate on a site. Hintz showed examples and stated small cells include subordinate equipment such as power supplies, switches, cabling, and the antenna. He stated the more aesthetically pleasing sites hide this equipment.

In response to Jung and in reference to one of the images shown, Hintz stated that it was a working light pole.

Mason talk about it being at the base of the pole. Hintz showed examples of equipment being located at the base of the pole, lack of space control, not regulating poles in the right-of-way, and a small cell site located in Racine.

Showed examples of lack of space control and not regulating poles in the ROW.

Showed an existing in Racine.

Mayor Mason opened discussion regarding aesthetic standards for small cell technology.

In response to Alder Meekma, Hintz stated the ability to regulate depends on the ordinance that is developed.

Alder Meekma asked if there were some things that we were unable to control.

Mayor Mason stated we cannot say it can appear on a pole every mile, etc. He stated there are limits on what can be regulated.

Alder Meekma asked about height requirements and placement regulations and if we have a sense of how large of a space would need to be taken up.

Mayor Mason stated some technology would need to be high and then there are other pieces of technology, such as roadside units, that would need to be ground level. He stated it could be at the base of the pole, subgrade; however, they cannot be prohibited.

Commissioner Jung stated it is about creating a unique public space and we have the potential to show that small cells can be aesthetically appealing. He stated each area has different character so each needs to be looked at differently (neighborhood vs. downtown vs. historic district). He stated the character of the neighborhood should be reviewed and this might be an opportunity to introduce green space around the technology. He stated multiple uses such as a light pole would be beneficial.

Commissioner Peete stated there needs to be uniformity in the city, industrial areas, etc. He stated the wind turbine blades out at the Johnson's Waxdale plant in Sturtevant show uniformity and without uniformity it would be difficult to tell one carrier they have to meet one set of standards while another carrier has to meet a different set of standards.

Commissioner Austin stated there are a lot of variables to consider. He asked for clarification of what has to be determined by April 15th.

Mayor Mason stated the FCC requires that any aesthetic requirements be adopted by April 15th.

In response to Commissioner Austin, Sadowski stated we can amend as long as it is in line with the FCC guidelines.

Commissioner Austin asked if any guidance were received from the carriers.

Commissioner Hefel stated she thinks the vaults should be located underground. She stated the requirements will have to be specific and general at the same time.

Alder Meekma stated he feels underequipped to make decisions about aesthetic requirements at this time. He stated that technology is getting smaller and he would not want to require a large base when in five years, that base may no longer be needed. He stated that we would want to ensure that all of the installation be done in a concealed fashion and asked if blanket statements would be enough.

Sadowski stated the technology impacts the antenna size.

Hintz stated that some small cells can be permitted uses, perhaps if they are mounted in the building rather in the right-of-way and on the street.

In response to Commissioner Peete, Director Amy Connolly stated that the American Cancer Society has issued statements that cell towers do not cause cancer as long as they are done per the FCC guidelines. She stated, per FCC guidelines, the Plan Commission does not have the authority to regulate based on health testimony and if any decisions are made based on health testimony, the ordinance can be thrown out.

Mayor Mason explained the digital divide and equal access to the community regarding the technology available.

Commissioner Hefel asked if we could forecast the future need and plan for more small cell sites vs. less.

Mayor Mason stated he anticipates that this is coming quickly to our community and will want to have an ordinance in place that is robust.

Commissioner Peete stated there is a lot of talk regarding Foxconn and the workers that are being prepared. He stated just like the city of the future is coming, so is the factory of the future. Technology feeds on itself.

In response to Commissioner Hefel, Mayor Mason stated that from a grid standpoint we do have enough power to support the technology. He stated it is more about bringing the power to the poles.

Commissioner Austin asked where in the city's thinking of planning would technology divide be considered.

Mayor Mason stated unfortunately the FCC was not helpful in that regard. He stated the FCC removed the ability of communities to charge a surcharge to locate in certain areas which would encourage carriers to put up technology that would cover an entire zone instead of only picking certain locations which leads to inequities.

A motion was made by Alder Meekma, seconded by Commissioner Austin, to receive and file the request. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 5:43 p.m.