

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES

March 19, 2025

1. CALL TO ORDER

The City of Apple Valley Planning Commission Meeting was called to order by Vice Chair Scanlan at 7:00 p.m.

Members Present: Paul Scanlan, Dave Schindler, Phil Mahowald, Becky Sandahl, Jeff Prewitt, and Douglas Hlas

Member(s) Absent: Jodi Kurtz

City staff members attending: Community Development Director Tim Benetti, Associate Planner Sydnee Stroeing, City Engineer Evan Acosta, City Attorney Sharon Hills, and Department Assistant Breanna Vincent.

2. APPROVAL OF AGENDA

Vice Chair Scanlan asked if there were any changes to the agenda. – None.

MOTION: Commissioner Schindler moved, seconded by Commissioner Mahowald, approving the agenda. Roll call vote: Ayes - 6 – Nays – 0.

3. CONSENT ITEMS

A. Approval of Minutes of March 5, 2025

MOTION: Commissioner Schindler moved, seconded by Commissioner Hlas, approving the minutes of March 5, 2025. call vote: Ayes - 6 – Nays – 0.

4. PUBLIC HEARING

None

5. LAND USE

A. Bethel Assemblies of God Church Wireless Communication Tower CUP

Associate Planner Stroeing provided a brief presentation.

The applicant, Blair Ransom (Buell Consulting), provided a brief presentation regarding the comments brought forward at the public hearing on March 5th.

Commissioner Hlas noted that he drove past the proposed location and it appears to be better suited than the previous proposal in 2017 as it was at the top of the hill. This location will be more enclosed in the trees. *Commissioner Hlas* asked for clarification of the walkway and what the City is requiring.

Mr. Ransom said there will be a paved driveway off 143rd St. W. and will have parking turnaround for service vehicles. The City is recommending a sidewalk along 143rd from each corner of the property line. The applicant believes that a sidewalk is an outsized cost compared to the cost of the entire project and would not be utilized as it will not connect anywhere.

Vice Chair Scanlan asked for clarification on whether electric utilities would be buried.

Mr. Ransom stated that they will be buried.

Vice Chair Scanlan asked if the tower that is located at Apple Valley High School could be replaced with a taller tower to accommodate the service that would be provided by the proposed tower.

Mr. Ransom stated that the pole that is at the high school would need to be well over 125 feet as it currently provides lighting as well. The tower would become a three-carrier tower plus lights. There is not ample ground space around this tower as there is a concession stand next to it. It would also not offer as much coverage as the proposed tower.

Vice Chair Scanlan asked if other carriers could utilize the proposed tower.

Mr. Ransom stated that the tower will be designed for multiple carriers. There will also be extra ground space so that future carriers can add their ground equipment.

Vice Chair Scanlan asked if the equipment used is all certified at or below the specifications allowed by the FCC.

Mr. Ransom stated that this is correct, and these guidelines are part of the company's FCC license which they would not jeopardize.

Vice Chair Scanlan asked if there were any concerns regarding the conditions set forth in the report apart from the sidewalk requirement.

Mr. Ransom stated that there are no other concerns.

Vice Chair Scanlan said that it is not uncommon for sidewalks to be required as the City is working to improve walkability and would recommend that the City Council make the final determination.

Commissioner Sandahl agreed with Vice Chair Scanlan's comments regarding the sidewalk and keeping the condition included and deferring to the City Council for a decision.

Commissioner Mahowald asked if the addition of a sidewalk could be conditioned upon the adjacent landowners constructing a sidewalk.

Assistant City Engineer Acosta stated that it would not be recommended to condition the sidewalk approval to a future City project because there may be a second development related extension, or it could be several more years before the City is looking at capital improvement projects on the adjacent streets.

Vice Chair Scanlan asked who has landscaping responsibility.

Associate Planner Stroeing stated that it would be the property owner's responsibility (Bethel Assemblies of God Church).

MOTION: Commissioner Schindler moved, seconded by Commissioner Hlas, to recommend approval of a conditional use permit for an 86' tall wireless communications tower at the existing Bethel Assemblies of God Church property (14201 Cedar Avenue), subject to conditions 1 through 15. Roll call vote: Ayes – 6 – Nays – 0.

6. OTHER BUSINESS

A. Review of Upcoming Schedule and Other Updates

The next Planning Commission meeting is scheduled for Wednesday, April 2, 2025, 7:00 p.m. The next City Council meeting is Thursday, March 27, 2025, 7:00 p.m.

CD Director Benetti introduced the new consultant, Jennifer Haskamp, from Swanson Haskamp Consulting Services who will be aiding the Planning department while in the process of hiring a City Planner and Planner.

CD Director Benetti shared that a job offer has been made for the Planner position and that interviews will be starting soon for the City Planner position.

7. ADJOURNMENT

Vice Chair Scanlan asked for a motion to adjourn.

MOTION: Commissioner Hlas moved, seconded by Commissioner Sandahl, to adjourn the meeting at 7:40 p.m. Roll call vote: Ayes – 6 – Nays – 0.

Respectfully submitted,



Breanna Vincent, Planning Department Assistant

Approved by the Apple Valley Planning Commission
on 04/02/2025.

Jodi Kurtz, Chair