

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS**

**Meeting of  
January 27, 2016  
7:30 p.m.**

Board of Appeals Members Present: Kenneth Evans, Richard Baldin, John Rusnov, Tom Smeader, David Houlé

Administration: Assistant Law Director Daniel J. Kolick  
Building Department Representative: Mike Miller  
Recording Secretary: Kathryn Zamrzla

The Board members discussed the following:

**NEW APPLICATIONS**

**1) VERIZON WIRELESS/John Sindyla, Representative**

Requesting a 175' Setback variance from Zoning Code Section 1273.07 (d) (5), which requires a 500' minimum Setback from any residential dwelling and where the applicant is proposing a 325' Setback from the nearest residential dwelling and where five residential dwellings are located within 500' in order to construct a fenced area with a proposed 20' x 12' steel platform with four equipment cabinets and the addition of twelve new Antennas to an existing utility tower; property located at West 130<sup>th</sup> St., PPN 398-24-037, zoned R1-75.

**The Board noted that Verizon moved the placement from the tower they had previously requested. It was also stated that they wanted to know why the tower didn't end up in North Royalton as they had suggested at the last BZA meeting with Verizon. It was mentioned that the City Engineer and City Planner pointed out that they will have sound walls going in around the turnpike this year which should help shield neighboring residents from additional noise. The Board also stated that they did not receive any plans for the containment of the generator, and then debated whether Verizon had definite plans for landscaping or fencing. They specified the desire to know how big the tank will be and how long the generator will be running as well.**

**PUBLIC HEARINGS**

**There are no Public Hearings.**

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS**

**MINUTES OF MEETING**

**January 27, 2016**

The meeting was called to order at 8:00 PM by the Chairman, Mr. Evans.

Present: Mr. Evans  
Mr. Baldin  
Mr. Rusnov  
Mr. Smeader  
Mr. Houlé

Also Present: Mr. Kolick, Assistant Law Director  
Mr. Miller, Building Department Representative  
Ms. Zamrzla, Recording Secretary

Mr. Evans – Good evening ladies and gentlemen. I'd like to call this January 27, 2016 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. Kathy if you'd call the roll please?

ROLL CALL: Mr. Evans  
Mr. Baldin  
Mr. Rusnov  
Mr. Smeader  
Mr. Houlé

Mr. Evans – We have to do our election first. We will now have our election of officers for the BZA. I will hereby open nominations for chairperson.

Mr. Baldin – I would like to move to nominate Ken Evans as Chairman of the BZA, and close the nominations at the same time.

Mr. Houlé – Second.

Mr. Evans – We need a roll call to close the nominations.

ROLL CALL: ALL AYES MOTION PASSED

Mr. Evans – Now we need a roll call to vote for the Chairperson.

Mr. Rusnov – I would like to make a motion to elect Mr. Evans for Chairperson.

Mr. Smeader – Second.

Mr. Evans – Now we need a roll call for the appointment.

ROLL CALL: ALL AYES MOTION PASSED

Mr. Evans – Thank you. Now I will open nominations for Vice Chairperson please.

Mr. Baldin – I'd like to make a nomination for Vice Chairperson. I nominate Mr. Houlé, and I'd like to make a motion to close the nominations.

Mr. Smeader – Second.

Mr. Evans – May we have a roll call to close the nominations?

ROLL CALL: ALL AYES MOTION PASSED

Mr. Evans – Thank you, and now may we have a motion to elect Mr. Houlé, I so move.

Mr. Rusnov – Second.

Mr. Evans – We have a motion and a second, may we please have a roll call to elect Mr. Houlé?

ROLL CALL: ALL AYES MOTION PASSED

Mr. Evans – Now with that dispatched we may now move forward with tonight's meeting. In our packets this evening we have minutes from the January 13<sup>th</sup> meeting. If there are no further corrections they will be submitted as presented. Anyone in our audience this evening that wishes to speak before this Board, I ask that you stand now and be sworn in by our Assistant Law Director, also including our Recording Secretary, and our Representative from the Building Department.

Mr. Kolick then stated the oath to those standing.

Mr. Evans – Thank you, ladies and gentlemen our meetings are normally divided into two portions, but we have no public hearings. We have one new application on our agenda tonight. We will ask that each of those individuals come forward in order and give us their name and address for the record. Then we are going to ask them to describe their request for a variance.

## NEW APPLICATIONS

- 1) VERIZON WIRELESS/John Sindyla, Representative

Requesting a 175' Setback variance from Zoning Code Section 1273.07 (d) (5), which requires a 500' minimum Setback from any residential dwelling and where the applicant is proposing a 325' Setback from the nearest residential dwelling and where five residential dwellings are located within 500' in order to construct a fenced area with a proposed 20' x 12' steel platform with four equipment cabinets and the addition of twelve new Antennas to an existing utility tower; property located at West 130<sup>th</sup> St., PPN 398-24-037, zoned R1-75.

Mr. Evans – First and only on our agenda is Verizon Wireless, John Sindyla representative. Please come up to the microphone and give us your name and address for the record.

Mr. Sindyla – John Sindyla 7425 Royalton Rd., North Royalton, Ohio 44133.

Mr. Evans – You are here requesting a variance. You have been before us before so please highlight the differences between the previous application and what you're applying for now.

Mr. Sindyla – The previous application was for Verizon to co-locate on an existing First Energy tower approximately 40' from W. 130<sup>th</sup> St. The reason why we asked that when we were here before you was because we were approximately 250' from an existing residence which is the property directly to the north. After much discussion within Verizon we decided to move to the next tower to the west which put us approximately 1200' or a quarter of a mile further away from W. 130<sup>th</sup> St. Because of that location though, instead of being close to one residence we now have five residences that are within the 500' radius; however those residences are directly across the Ohio Turnpike the super highway from the tower itself. As per the previous application where as we had proposed an equipment shelter 12' by 26' Verizon has now changed their standard design to simply have equipment cabinets on a steel platform within a fenced compound. As well we propose to have landscaping on only the south side of the compound due to the natural wooded forest to the north. Also instead of a 210 gallon generator at 50kw we have decided to move to a 15kw natural gas generator for this particular site. The antennas will be 15' above the existing height of the tower. That fulfills Verizon's coverage objectives per the FCC and the Public Communications Act of 1996. We are trying to cover residential areas and provide coverage to those areas where people actually use their phones on a regular basis. This particular site will cover the area between W. 130<sup>th</sup> St. and Rt. 82 all the way past Albion Rd. to Webster Rd and W. 130<sup>th</sup> St. in Strongsville.

Mr. Evans – Thank you John. We asked in caucus about why we didn't end up in North Royalton because all thought that was a good opportunity to go across the street. I'll ask you to give us a 10 second description of why that didn't work.

Mr. Sindyla – Sure. This particular tower is 122' tall and the one in North Royalton is 100'. In addition, where First Energy owns the entire property from W. 130<sup>th</sup> out, First Energy only owns the property 100' in going eastward. There are three other property owners that own that property in North Royalton including the property under the tower itself. So First Energy only had an easement for that property. It was much more problematic.

Mr. Evans – That makes sense. Are there other questions from Board members?

Mr. Rusnov – Just to clarify, you stated that the Verizon addition is going to be 11’? That is above the top of the existing tower?

Mr. Sindyla – 20’, yes.

Mr. Rusnov – 20’, and the existing tower is approximately what?

Mr. Sindyla – The existing tower is 120’ tall. So our antenna will be 140’ tall.

Mr. Rusnov – OK. Thank you.

Mr. Evans – John, you mentioned now, and we talked about in caucus about the fact that this is going from being a diesel to natural gas powered generator. You’ll be downsizing the generator which we appreciate very much. What do you think the chances are that you’ll be able to secure a gas line in there instead of having to do deliveries of natural gas?

Mr. Sindyla – There is a gas line that travels along W. 130<sup>th</sup> St. currently. So we’ll just tap into that. Obviously we can’t precisely predict if it’s possible since we’ll be bringing the gas line a quarter of a mile, but I would assume that it would be a viable option. If there is another option we would certainly notify the City.

Mr. Evans – We also talked about in caucus about the fact that even though the north side exposure to homes is relatively distant, that we might still want to consider a couple of shrubs or some type of landscaping on the south side. We’ll ask you to think about that before we get to the public hearing. I think what you’re telling us is that you are going to reduce truck traffic going in to there because you won’t be delivering gas or diesel and it’s going to be a much smaller unit. The only other question we asked in caucus is whether or not the generator runs on demand or is there a scheduled time it runs on a regular basis?

Mr. Sindyla – My understanding is that it runs and warms up once a week, and we can schedule that to be any time you’d like. It could be Tuesday at 1:00pm as opposed to weekends, but considering the Turnpike there it probably won’t make a huge difference.

Mr. Evans – There’s already noise.

Mr. Sindyla – Correct.

Mr. Evans – OK. Any other questions?

Mr. Kolick - About how many vehicles go down there to get to that tower? I imagine besides fuel vehicles you have to have technicians at certain times that have to go down there. Is it one a week, one a month, or what?

Mr. Sindyla – The most I'd say one a month just for maintenance but there is no regular maintenance. If our circuits in the cabinets do not burn out or become defective somehow there is no need for maintenance. It could be once every two months, or every three months, etc.

Mr. Evans – The maintenance trucks are much smaller.

Mr. Sindyla – They're vans.

Mr. Evans – It's not the size of a diesel truck going back there.

Mr. Sindyla – Because we're simply using natural gas if that's the case, a gentlemen in a pickup could go back with little equipment to fix some circuits.

Mr. Kolick – I only ask because that driveway still goes by that house on W. 130<sup>th</sup>, and I'm sure there will be questions about how many vehicles there will be in and out. I don't think he will be bothering the homeowners at this point, but I think that could be the only thing that could rise, the proximity of the drive to the home on West 130<sup>th</sup> street.

Mr. Sindyla – Not much traffic other than the construction that should take 2 or 3 weeks. Remember they will be back a quarter mile actually building the site, so initially they will pass by fairly often, but once the construction is done and the site is built it will be infrequent. Frankly the gentlemen that come by there would come to towers when residents wouldn't be home anyway most likely.

Mr. Evans – It'll be during daytime hours.

Mr. Sindyla – Right.

Mr. Rusnov – Would it be accurate, Mr. Sindyla, to say that the maintenance would pretty much be on demand and that your towers are electronically monitored? Would it be possible that you might not need maintenance there for months on end?

Mr. Sindyla – That's correct.

Mr. Rusnov – Or even possible longer depending on the age of the circuitry?

Mr. Sindyla – Correct. It could be once every 6 months.

Mr. Rusnov - Or longer, and then the south side for the landscaping would be the Turnpike side?

Mr. Sindyla – Pursuant to Mr. Evan's request we could also add 4 or 5 evergreen trees on the north side.

Mr. Rusnov – OK. So, the north side is the forest and the south side would be the Turnpike and would be the people driving by at 75 mph looking at what a wonderful shrub?

Mr. Sindyla – Right.

Mr. Evans – On the other hand those houses are within the 500’ which is one of the reasons why the landscaping is necessary.

Mr. Rusnov – OK. Thank you sir.

Mr. Evans – Anything else?

Mr. Houlé - No questions.

Mr. Evans – OK. John, the public hearing will be February 10<sup>th</sup>, we look forward to having you back here then. We appreciate you having the Verizon person here who talked in caucus and gave us some information as well. We asked for the decibel which he said he had and could provide you so we could have that for the public hearing. You should be all set.

Mr. Sindyla – Great, thank you very much.

Mr. Rusnov – It might be helpful to measure it with the decibel level to see how it would compare to say a standard house generator.

Mr. Kolick – Sir, please come up to the microphone, you’ll already been sworn in. Just give us your name and address first.

Mr. Walter – David Walter, 220 Stern Crest Drive Moreland Hills, Ohio. The data I think is in decibels so we can compare it to a home air-conditioning unit, one that is outside of your house. That type of information is available so it gives someone a reference point.

Mr. Evans – Yes. Thank you, David.

Mr. Rusnov – Thank you.

Mr. Evans – Alright, then we’re good, right? Thank you John, we’ll see you on February 10<sup>th</sup>.

## **PUBLIC HEARINGS**

**There are no Public Hearings.**

Mr. Evans – Since we have no public hearings this evening, is there anything else to come before the Board then this evening? Then this meeting stands adjourned.

Signature on File  
Mr. Evans, Chairman

Signature on File  
Kathryn A. Zamrzla, Sec’y

February 24, 2016  
Approval Date