

**MINUTES OF THE CLAYTON COUNTY  
ZONING BOARD OF ADJUSTMENT  
February 15, 2022**

**Members Present:** Ron Sass, Linzy Martin

**Persons Present on Zoom:** Steve Kregel, Will Doeppke Sandi Coobs

**Others Present:** Patti Ruff, Chad Ruegnitz, Chris Hopp, Brian Kienasi, Chuck Hemann, Gary and Sue Meyer, Pastor Harold and Linda McMillin, Erik and Logan Peterson, Wil and Kari Doeppke, Karen and Rick Kreiman, Peter Arling

**Call to order .** Meeting was called to order at 6:01 p.m.

**Approval of the Minutes :** Minutes from the January 2022 stand approved.

**Appeal #2022-02 - Tabled:** Special Exception to the Use for a 100-foot wireless internet tower located at 26791 Great River Road in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) excluding Lot One (1) and Lot (2) of Section Twenty-nine (29); Township Ninety-two (92) Range Two (2) West of the Fifth Principal Meridian, Guttenberg, Clayton County, Iowa.

At the January meeting it was requested of Alpine in the motion to table the appeal to present possible site alternatives and cost of fiber to run to Abel and Esmann Island. Chad Ruegnitz presented an alternative site still on the Shirley Moore property, but now located about 110 feet farther to the north of the house. As far as the cost of fiber, again Alpine referred to the \$10,000 per household cost to run fiber. With that, the unknown is still gaining an answer on the road/levee from the Army Corp of Engineers to know if running fiber underground would be an option.

Questions from the audience were geared toward their disappointment in Alpine's assumed inability to obtain other location options for the tower. The citizens of Clayton Heights were hoping for alternate locations like the Guttenberg Gold Course that would not be adjacent to their subdivision. Again, the main focus of their opposition was detracting from the beauty of the bluffs and detracting from their view as well as presuming a hit to their home's value.

Alpine presented a packet of emails from residents of the Island in support of the Alpine tower for wireless internet. The residents of the Island have internet service provided by Mediacom if they so choose, but would like another option that might provide better service.

Patti read all the letters presented as well as an email from Dennis and Charline Covert in opposition.

Discussion was held about the reason for the location being selected, the number of residents to be served versus effected in the subdivision.

Sandi made the motion to approve the location of the Alpine tower to the north of the house on the Shirley Moore property with the height limitation of 100 feet, no lighting on the tower, and no leasing of space on the tower. Ron 2<sup>nd</sup> the motion. Discussion was held with if the FAA changed their requirements as to lighting, it would be required of Alpine to come back to the Board of Adjustment for approval of adding lights to the tower. Motion carried 2-1 with Linzy Martin voting nay.

**Election of Officers:** Linzy made the motion to keep Ron Sass and Sandi Coobs as Chair and Vice-Chair. Sandi 2<sup>nd</sup> the motion. Motion carried.

Adjourn 7:02pm

