

1
2 OLMSTED TOWNSHIP BOARD OF ZONING APPEALS
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6
7 ON WEDNESDAY, FEBRUARY 19, 2025,
8 COMMENCING AT 6:00 P.M.
9

10 - - - -
11 BOARD MEMBERS: DAVID GAREAU
12 ROBERTO PEREZ
13 MARY VEDDA
14 CINDY KELLY
15
16 - - - -
17 COURT REPORTER: MARK WILLIAMS
18 - - - -
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1
2 Okay. All right. I will place
3 before the Board the Meeting Minutes from
4 the January 15th, 2025 Meeting Minutes and
5 I will make a motion to approve.
6 MR. PEREZ: Second.
7 MR. GAREAU: All right. Let's do
8 this.
9 Okay. Mr. Perez?
10 MR. PEREZ: Yes.
11 MR. GAREAU: Ms. Kelly?
12 MS. KELLY: Yes.
13 MR. GAREAU: Ms. Vedda?
14 MS. VEDDA: Yes.
15 MR. GAREAU: And myself? Yes.
16 Okay. Old business, there is no
17 -- pardon me, that's not true, we have a
18 Application No. 24OLMT-ZBA008 submitted by
19 -- submitted on behalf of Olmsted Falls
20 City School District concerning the
21 property located at 26939 Bagley Road,
22 Permanent Parcel 263-03-008. And they are
23 requesting a Conditional Use approval to
24 construct a 60-foot wireless
25 telecommunications tower and facility. And
they seek a variance as well concerning the

2

1 MR. GAREAU: All right. I will
2 call to order the February 19th, 2025
3 meeting of the Olmsted Township Building &
4 Zoning Board of Appeals. It is 6:00.
5 Can we please all stand for the
6 Pledge of Allegiance.
7 - - - -

8 (Thereupon, the Pledge of Allegiance was
9 recited by all present.)

10 - - - -
11 MR. GAREAU: Thank you.
12 Okay. All right. I will call the
13 roll.
14 Ms. Vedda?
15 MS. VEDDA: Here.
16 MR. GAREAU: Mr. Phillips is not
17 here.

18 Ms. Kelly?
19 MS. KELLY: Here.
20 MR. GAREAU: And myself, Mr.
21 Gareau? I'm here.
22 Mr. Perez?
23 MR. PEREZ: Here.
24 MR. GAREAU: All right. And also
25 present, Mr. Reed.

1 setback of 635 feet from the existing
2 residential dwellings and a 45-foot setback
3 from the property line.

4 Okay. Before we begin that I'll
5 let you know that we have one member
6 missing tonight. You don't have a full
7 Board. I think this was like this last
8 time perhaps. And I believe one of our
9 members is going to recuse, so -- is that
10 correct?

11 MR. PEREZ: That is correct, Mr.
12 Chairman.

13 MR. GAREAU: All right, Mr. Perez,
14 you are excused.

15 So we have three members on the
16 Board. In order to get it approved, you've
17 got to get all three, okay?

18 All right. When you're called,
19 when your case is called and has been
20 called, you'll come to the podium state and
21 spell your full name. I will swear you in
22 and then you can present your case, okay?

23 All right. You may proceed.

24 MR. BEDDOW: All right. My name
25 is Mike Beddow.

1 MR. GAREAU: Do you swear to tell
2 the truth, the whole truth, and nothing but
3 the truth?

4 MR. BEDDOW: I do.

5 MR. GAREAU: Okay. You may
6 proceed. Thank you.

7 MR. BEDDOW: Seeing the same
8 people here that were here last time. I
9 guess, I don't know if you guys want me to
10 run through things again or if you just
11 want to ask your questions or comments,
12 concerns.

13 MR. GAREAU: Just for the record,
14 give us the -- a short description for the
15 record of this meeting of what you're
16 planning on doing. You don't have to go
17 into the particular details necessarily
18 unless the question is asked, okay?

19 MR. BEDDOW: Okay, that's fine.

20 MR. GAREAU: Thank you.

21 MR. BEDDOW: So just to kind of
22 recap last time, AT&T is proposing to put
23 in a 60-foot monopole tower right behind
24 Olmsted Falls High School.

25 A tower has one panel and a couple

1 other pieces of equipment, radios, whatnot.
2 And there will be a fence compound on the
3 ground surrounding the tower. We've got
4 some hedges going around that, I think
5 arborvitae were the plans called for.

6 MR. GAREAU: Uh-huh.

7 MR. BEDDOW: A couple pieces of
8 equipment, which is small equipment,
9 cabinets, housing, AT&T's power system and
10 their -- the baseband unit for the radio.

11 All the utilities [unintelligible]
12 for the site are coming in underground, so
13 the only thing that will be visible is the
14 tower itself and the compound equipment,
15 contained equipment with that.

16 MR. GAREAU: And as far as the
17 location, could you reiterate for the Board
18 and for the record why this particular
19 location was chosen for the tower?

20 MR. BEDDOW: Yes. The location of
21 the tower was chosen to provide coverage
22 specifically to the high school. So AT&T
23 isn't looking to provide any coverage
24 necessarily to the surrounding residents.

25 Now there will probably be some --

1 a little bit of spillover coverage
2 incidental to the primary purpose of the
3 tower, but the main goal was to cover the
4 high school.

5 The high school actually reached
6 out to AT&T because there is very poor
7 coverage within the school. So that
8 location close to the school was chosen,
9 like I said, to provide coverage to the
10 school.

11 Then I know there were some
12 questions brought up last month about
13 whether or not the tower could be moved.
14 As stated previously, there are underground
15 utilities in the vicinity of the tower on
16 the south side of the school there that
17 kind of preclude us from moving.

18 There is a drive in the way.
19 There are a lot of, I guess, complicating
20 factors that really kind of drove the
21 location of the tower where it is,
22 likewise, there were visual aesthetic
23 considerations taken into account as far
24 as, you know, not placing a tower directly
25 outside of a classroom window.

1 MR. GAREAU: Okay. Questions?
2 MS. KELLY: Well, the -- I believe
3 that we had a couple questions that you
4 weren't able to answer for us last time.
5 One of them was the use of these towers and
6 other carriers.

7 MR. BEDDOW: Uh-huh.
8 MS. KELLY: Do you happen to have
9 any idea now?

10 MR. BEDDOW: I do. I asked about
11 it.

12 MS. KELLY: Okay.
13 MR. BEDDOW: It will be AT&T
14 specific.

15 MS. KELLY: Okay.
16 MR. BEDDOW: So someone carrying
17 Verizon or T-Mobile would not be able to
18 use the tower.

19 MS. KELLY: Okay.
20 MR. BEDDOW: And I do believe that
21 the school has plans based on the
22 installation of the tower to switch a lot
23 of their staff phones over to AT&T. And
24 that was kind of part of the deal going
25 into this, but it is limited to AT&T

1 consumer equipment.
 2 MS. KELLY: Thank you.
 3 MR. GAREAU: Okay. Any other
 4 questions?
 5 MS. VEDDA: No.
 6 MS. KELLY: No.
 7 MR. GAREAU: Anything further from
 8 the Applicant?
 9 MR. BEDDOW: I have nothing.
 10 MR. GAREAU: All right. Any need
 11 to go into private deliberations?
 12 MS. KELLY: Not really.
 13 MR. GAREAU: Okay. Then I will
 14 make a motion to approve the Application
 15 24OLMT-ZBA008. And this consists of a
 16 Conditional Use request as well as
 17 variances with respect to the side yard and
 18 the distance from the neighboring
 19 properties, correct? We all understand
 20 that there's multiple parts of this
 21 application. So we will kind of treat this
 22 as one application, all three parts and
 23 we'll just hold one vote, okay?
 24 MS. KELLY: Sounds good.
 25 MR. GAREAU: All right.

1 MS. KELLY: I'll second it.
 2 MR. GAREAU: Okay.
 3 MR. REED: Mr. Gareau, before you
 4 vote --
 5 MR. GAREAU: Yes.
 6 MR. REED: If I may?
 7 MR. GAREAU: Sure. I should have
 8 asked you if you had any comments. I'm
 9 sorry.
 10 MR. REED: It's all right. All
 11 right. So I'm Justin Reed, I'm the Olmsted
 12 Township Building Commissioner, and I just
 13 wanted to bring to attention of the
 14 Applicant, the Board will vote if they do
 15 decide to approve that, it will be my
 16 office that will actually issue the
 17 Conditional Use Certificate.
 18 And part of the conditions of the
 19 Conditional Use Certificate on Section
 20 350.04C is that we will need you to provide
 21 to the Zoning Inspector evidence -- written
 22 documentation and evidence that the carrier
 23 has agreed to allow the co-location if
 24 necessary, of at least two other antennas.
 25 So we will need that regardless of

1 if they approve it or not. So I just
 2 wanted to make you aware of that so that
 3 you can see if they can provide that
 4 information to our Zoning Inspector when
 5 you issue that Conditional Use Certificate.
 6 MS. VEDDA: Now I don't
 7 understand.
 8 MS. KELLY: Neither do I. Let's
 9 --
 10 MR. GAREAU: There's a Code
 11 requirement that says that the tower can't
 12 be --
 13 MR. REED: Yes. So --
 14 MR. GAREAU: -- exclusive --
 15 MR. REED: -- as a condition of
 16 issuing a Conditional Zoning Permit to
 17 construct and operate a tower in the
 18 Township, the owner, operator of the
 19 telecommunications tower shall agree to
 20 allow co-location until said tower has
 21 reached full antenna capacity, but in no
 22 event, fewer than two additional antenna
 23 platforms or two additional providers
 24 unrelated to the owner-operator.
 25 Agreement to this provision must

1 be included in the Applicant's lease. If
 2 the landowner [unintelligible] different
 3 from the owner-operator of the tower,
 4 written documentation shall be presented to
 5 the Zoning Inspector evidencing that the
 6 owner of the property on which the towers
 7 to be located has agreed to the terms of
 8 this subsection as well as other applicable
 9 requirements regulations set forth.
 10 So I'm just letting them know that
 11 if the Board approves it, that's good. We
 12 still have to issue a Conditional Use
 13 Certificate and we'll be looking for some
 14 form of documentation with that to say if
 15 it's feasible, they will allow another
 16 operator to co-locate if it's possible.
 17 MR. GAREAU: And presumably --
 18 MS. VEDDA: So --
 19 MR. GAREAU: Go ahead.
 20 MS. VEDDA: -- now I want to ask
 21 --
 22 MR. GAREAU: Go ahead.
 23 MS. VEDDA: -- if another operator
 24 is allowed to attach to this tower, who --
 25 somebody's paying somebody money, right?

1 MR. REED: Correct.
 2 MS. VEDDA: And who gets the
 3 money?
 4 MR. REED: Whatever the lease --
 5 MS. VEDDA: The schools?
 6 MR. REED: -- whatever the lease
 7 agreement state, I would say.
 8 MS. VEDDA: Is the school paying
 9 AT&T or is AT&T paying the school?
 10 MR. BEDDOW: AT&T should be --
 11 either AT&T's paying the school or there's
 12 a deal where there's no funds. I don't
 13 know the specifics of the lease itself.
 14 MS. VEDDA: Okay.
 15 MR. GAREAU: This is not a
 16 traditional tower that you bolt receivers
 17 onto like you'd see on top of a building or
 18 in a field somewhere. Is this one of the
 19 ones that kind of looks like a -- I don't
 20 know what you call them --
 21 MS. VEDDA: Flagpole?
 22 MR. GAREAU: It looks like a
 23 glorified telephone pole.
 24 MR. BEDDOW: Yes. Essentially
 25 there's a tower right across Fitch Road

1 here --
 2 MR. GAREAU: Yeah.
 3 MR. BEDDOW: -- that's essentially
 4 the same design, but significantly larger.
 5 MR. GAREAU: Uh-huh.
 6 MR. BEDDOW: This tower's only 60
 7 feet, that one's probably, you know,
 8 upwards of 150.
 9 MR. GAREAU: Uh-huh.
 10 MR. BEDDOW: Some are designed
 11 where they could just, you know, hold the
 12 antennas like you said --
 13 MR. GAREAU: Uh-huh.
 14 MR. BEDDOW: -- top the tower, but
 15 being as short as it is, I don't suspect
 16 there's going to be much interest from
 17 another carrier because at that point we've
 18 got antennas that are, I think, 55 feet --
 19 MR. GAREAU: Yeah.
 20 MR. BEDDOW: -- they typically
 21 maintain a 10-foot separation. The next
 22 carry down is a 45-feet and it doesn't
 23 really provide them a whole lot --
 24 MR. GAREAU: Okay.
 25 MR. BEDDOW: -- as far as coverage

1 goes. So I don't suspect anyone's going to
 2 be reaching out anytime soon to co-locate
 3 on the tower.
 4 Like, to your point, I don't know
 5 if the tower's necessarily designed for
 6 additional carriers.
 7 MR. REED: Correct. So, on our
 8 end, we're just looking for the document,
 9 so I want him to be aware of that. If it's
 10 not technically feasible, if it can't
 11 happen, then it won't happen. If they're
 12 another carrier doesn't want to co-locate
 13 because it's not going to be beneficial for
 14 them, it won't happen, but we're just going
 15 to need some document that says if it's
 16 feasible, they will allow it.
 17 MS. KELLY: Makes sense.
 18 MR. REED: And that's not a
 19 stipulation of your approval, but I wanted
 20 to make it clear on the record because
 21 we're going to be issuing the Conditional
 22 Use Certificate.
 23 MR. GAREAU: Fair enough.
 24 MS. KELLY: Uh-huh.
 25 MR. GAREAU: That's after we -- if

1 we grant it, then that's up to you to go to
 2 the Township. Okay.
 3 MR. REED: So it's not a
 4 stipulation of this, but I want it to be
 5 clear on the record. Okay.
 6 MR. GAREAU: All right. There was
 7 a motion made to approve. I had made it.
 8 Ms. Kelly had seconded. So let's call the
 9 roll.
 10 Ms. Vedda?
 11 MS. VEDDA: Yes.
 12 MR. GAREAU: Ms. Kelly?
 13 MS. KELLY: Yes.
 14 MR. GAREAU: And myself? Yes.
 15 It passes 3/0, the Conditional Use
 16 and the variances attached to this
 17 application have all been granted, okay?
 18 All right. Thank you.
 19 Just long enough for us to --
 20 UNIDENTIFIED VOICE: Adjourn the
 21 meeting.
 22 MR. GAREAU: -- adjourn the
 23 meeting.
 24 All right. Is there a motion to
 25 adjourn?

1 MS. VEDDA: Second.
2 MR. GAREAU: Okay. Mr. Perez?
3 MR. PEREZ: Yes.
4 MR. GAREAU: Ms. Kelly?
5 MS. KELLY: Yes.
6 MR. GAREAU: Ms. Vedda.
7 MS. VEDDA: Yes.
8 MR. GAREAU: And myself? Yes.
9 Meeting adjourned at -- we have 13
10 after.
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1
2 C E R T I F I C A T E
3
4 I, Mark Williams, a Notary Public within
5 and for the State of Ohio, do hereby certify that
6 I attended the foregoing hearing in its entirety,
7 that I wrote the same in stenotypy, and that this
8 is a true and correct transcript of my
9 computer-aided notes.
10 IN WITNESS WHEREOF, I have hereunto set my
11 hand and seal of office, at Cleveland, Ohio, this
12 7 day of FEBRUARY A.D. 2025.
13
14
15
16 Mark Williams - e-signature
17

18 Mark Williams, Notary Public, State of Ohio
19 My commission expires May 21, 2027
20
21
22
23
24
25

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