

2022-3-R - Glenn Gillen for U.S. Army Corps of Engineers for a change of zoning from W-1 to O-L on 3,000 sq. ft. located 100 ft. from the E. Guide Levee Rd. & 900 ft. south of I-10 near Bonnet Carre Spillway, Norco. Council District 6.

Ms. Netto: So the applicant is requesting a re-zoning from W-1 to OL on a 3,000 sq. ft site near the Bonnet Carre Spillway. The request does not meet any of the re-zoning guidelines it would be a spot zone the current W-1 zoning provides a reasonable use of the land and use is permitted in OL zone are incompatible with the surrounding area Sec. XV of the zoning ordinance allows unique circumstances of the application to be considered in the analysis the unique circumstances with this request is that the secretary of the Army has endorsed the use of the property for a cell tower and um for the specific 3,000 sq. foot portion of the property OL is the more appropriate district to permit a cell tower. At the time of writing this report the department forwarded plans for a mono pole on the site to the building official and parish engineer to determine whether the site can accommodate the mono pole, um to be in compliance with the special requirement for cellular towers or PCS installation if the re-zone is approved the applicant will have to apply for a special permit for the Planning Commission and Parish Council to review the proposed structure at the site. The department recommends approval because of the unique circumstances.

Commissioner Frangella: Is the applicant present, do they wish to speak. Please state your name and address for the record.

Good afternoon, my name is Glenn Gillen I'm at 4425 Wade Dr. Metairie, Louisiana. Um I've been involved with uh cell site designs I'm a registered professional engineer in ten states in the U.S. and uh back in 2018 while I was driving my daughter to LSU for the first time I notice that as you all too have that this basically a dead area from Kenner to LaPlace it's about 13 miles from cell site to cell site and there's no coverage between that so people get dropped, and so while I was driving I noticed some dry land there and so the next day I went out and met with the Corps. and um I met with the Parish and to see is this is feasible and it was and it's been a long 4 years. I did get approval from the Corps. we actually have a leased with the Corps. and um as you can see it's only a 30 foot wide by 100 foot um I have designed it such that um there are 4 carriers right now known to man kind here as uh Verizon, AT&T, T-Mobile and Dish Network and these will accommodate all four of the tower, I have it designed for those four plus a fifth carrier that being either for state police or if they need to put camera's up to go back and forth on the spillway because it's it's very dangerous over there especially with the fog they can do, they can do monitoring so I opened it up for future use and um as you can see here we couldn't go any further to the west because that's where the levee and the spillway is, that's all wetlands uh to the east um they have some pipelines and that's more wetlands and a hunting ground and then to the north is um is Lake Ponchartrain and to the south is the 30 foot. all the way down the levee which is owned by the Corps. of Engineers. Um it's uh it will serve; it will serve like I said that dead area and um if ya'll have any questions.

Commissioner Frangella: Yes, my only question is so the height of it, does it have to be where if it falls it has to be contained on the property or can it go out the property.

Mr. Gillen: Per code the um the height has to be the point of failure has to be um the distance to the property um the point of failure plus 25 ft. And um I believe the closest property is the Montelone property it's about 185 ft. away and the point of failure on the tower from um and I submitted the tower report is about halfway so the halfway about one, 120 ft. so 25 plus that is 145 ft. so we are well within 40 and I think another stipulation is any debris would have to be contained within the area these antennas come out the antennas would fail first the antennas come out about 4-5 ft. from the tower and they would fall down into the lease area so that's really not an issue and like I said I been in this industry for 25 years.

Commissioner Frangella: Thank you.

Mr. Gillen: Thank you.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Keen moved to consider, second by Commissioner Galliano.

YEAS: Keen, Price, Galliano, Frangella, Ross
NAYS: None
ABSENT: Petit

Commissioner Frangella: And that motion passes unanimously and will be going to the Council.