

**Scotts Bluff County Planning Commission**  
**Meeting Minutes**  
**November 13th, 2024**

The Scotts Bluff County Planning Commission met on November 13th, 2024, at 6:00 P.M. in the Scotts Bluff County Commissioner's Room, Administration Building (1825 10<sup>th</sup> Street), Gering, Nebraska.

Roll Call: Bill Wineman, Dean Schaneman, Vern Groskopf, Mick Lookabill, Roger Beitel, Seth Popp, Jerry Thurman, Terry Schank, Eric Wilcox

Members Present: Bill Wineman, Mick Lookabill, Roger Beitel, Seth Popp, Jerry Thurman and Eric Wilcox.

Members Absent: Dean Schaneman, Vern Groskopf and Terry Schank.

Bill Mabin: Building and Zoning Director

Bobbie Dendy: Building and Zoning Assistant

Notice of the Nebraska Open Meetings Act was made by Eric Wilcox.

Jerry Thurman made the motion to approve September 10th, 2024, minutes as presented. Motion was seconded by Seth Popp.

Roll Call: Bill Wineman-aye, Mick Lookabill-aye, Roger Beitel-aye, Seth Popp-aye, Jerry Thurman-aye and Eric Wilcox-aye.

Motion carried.

**Public Hearing - 6:00 PM**

**1. Robert & Renee Ford/Tillman Infrastructure**  
**Conditional Use Permit (Cell Tower) Parcel 010007164**  
**Section 12, Township 22N, Range 57W**

Bill Mabin began the meeting explaining this Conditional Use Permit (CUP) request is allowed in Section 5.102(5) of the Zoning Regulations for "radio and television towers, (and) cellular towers" and is consistent with the goals listed in the Comprehensive Zoning Plan. Chairman Wilcox opened the Public Hearing.

**Curt Walker, 2897 Lake Vista Drive NW, Rochester MN** – Representative of Tillman Infrastructure and Rob & Renee Ford. Mr. Walker states Tillman Infrastructure has hundreds of multi-year nationwide contracts with Verizon. This location was chosen to be able to provide better cell service as the existing coverage capacity is not very good around this location.

The cell tower will be 340 feet to the highest point. If the tower were to fail, it would collapse in on itself in an accordion fashion, falling straight to the ground. Connection to power will be determined by Verizon. He hasn't applied for an access permit yet, but will be doing so as soon as possible. Mabin indicated a culvert would not be required due to the topography of the road.

Wilcox asked if anyone had questions or concerns.

**Steve Law, 100350 County Rd H, PO Box 21, Mitchell NE** – He and his wife live north of the proposed location across County Road H, and is a neighbor of Robert Ford. He asked if Tillman Infrastructure would consider moving the tower further south due to the possibility of unknown health concerns.

In reply to Mr. Law's concerns, Walker said that all due diligence has been done in complying with all Federal and State regulations. He stated cell towers have been around since 1983 with no evidence of health risks as a result. There are cell towers on top of water towers, on light and power poles, and other municipal structures in every town and city, usually within 200 feet from homes. Also, the engineering already been completed for the facility to be located as submitted, and would be costly to move the site. Wilcox closed the public hearing.

Bill Mabin introduced a proposed list of conditions of approval for discussion by the board. He asked that an agreement for property restoration be drawn up between the parties, and submitted before the County Board meeting. It was noted that there was a redundant item in the list of proposed conditions that was inadvertently included and should be removed.

Jerry Thurman made the motion to recommend approval of the CUP request to the County Board, to include the conditions of approval – minus the redundant item as discussed (pgs 3-4). Motion was seconded by Seth Popp.

Roll Call: Bill Wineman-aye, Mick Lookabill-aye, Roger Beitel-aye, Seth Popp-aye, Jerry Thurman-aye and Eric Wilcox-aye.

Motion carried.

The item to be forwarded for consideration to the County Commissioners at its meeting on December 2<sup>nd</sup>, 2024, at 4:30 PM.

No Miscellaneous items to discuss at this time.

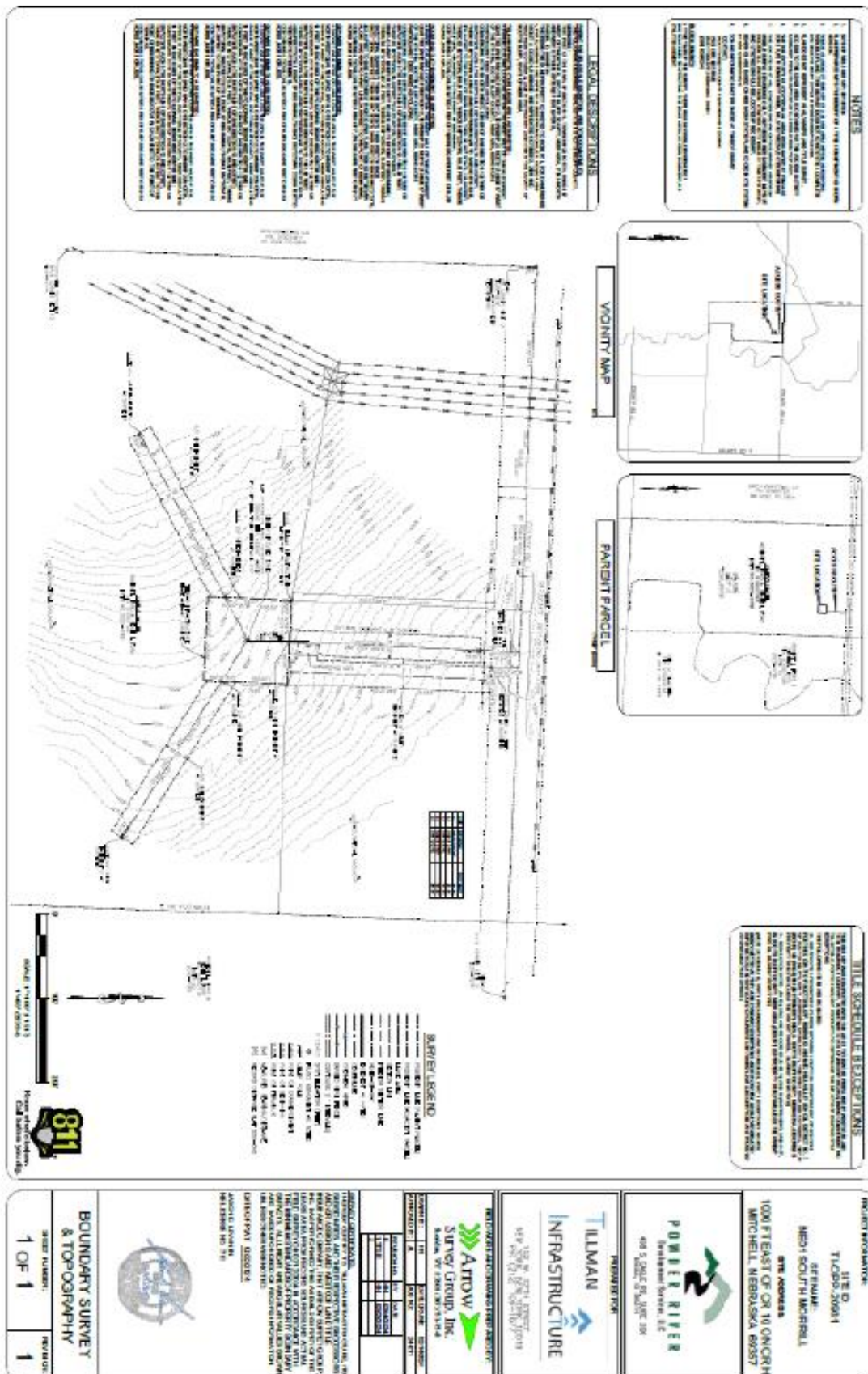
With no further questions or discussion, Eric Wilcox called the meeting adjourned at 6:18 PM.

Respectfully submitted,

Bobbie Dendy

-PROPOSED-  
Permitted Conditions for  
ROBERT & RENEE FORD/TILLMAN INFRASTRUCTURE  
CELL TOWER  
NW ¼ SECTION 12, TOWNSHIP 22N, RANGE 57W; parcel 010007164

1. The operator is to comply with all Federal, State and Local laws that apply to this proposed operation.
2. The operator will obtain all Federal, State, and local permits necessary for this proposed operation and will provide all current permits or other government applications to the Scotts Bluff County Zoning Department. If any permits are revoked or suspended, this Conditional Use Permit may be revoked pending review by the Scotts Bluff County Board.
3. This permit is solely for a cell tower, and appurtenant structures and equipment related to a telecommunications facility.
4. This Conditional Use Permit applies ONLY for the scope as shown on the submitted Boundary Survey (attached page 2) for these conditions. Any desired expansion outside of the designated area will require review by the Scotts Bluff County Board.
5. A Zoning Permit shall be required by the Scotts Bluff County Zoning Department to verify compliance of the facility components with the Scotts Bluff County Zoning Regulations.
6. Owner and Operator shall enter into an agreement for the removal of equipment and restoration of the property to be completed within six months after operation of the facility has ceased. Such agreement shall be notarized and submitted to the Scotts Bluff County Zoning Department before the Zoning Permit is issued.
7. When in compliance with conditions 1 through 6, such conditional use permit shall be transferred to all owners of above mentioned property, and their successors.





## Other Evidence provided to the Planning Commission before and at the meeting

**5.102 Conditional Uses:** The following conditional uses may be permitted in the "A" District upon approval of a permit in accordance with the requirements and procedures set forth in Section 10.

1. Airport or landing strip.
2. Asphalt and/or concrete batch plant.
3. Public buildings and facilities erected and established by any governmental agency.
4. Extraction and processing of sand, gravel, petroleum and other minerals.
5. Radio and television towers and transmitters; cellular towers.
6. Commercial and private recreational and tourist uses, including private country clubs, lodges, campgrounds and accessory

### Relative to the Comprehensive Zoning Plan

**Pg 66** – "To maintain and improve the county by undertaking improvements that will provide a high quality living and working environment.

**Pg 67** – "To ensure that adequate public facilities, infrastructure.....are available to accommodate potential new residents and businesses".

**Pg 69** – "In as much as possible development shall occur....on marginal agricultural land in order that quality agricultural land can be preserved and remain available for production."



September 4, 2024

Scotts Bluff County  
Attn: Bill Mabin  
785 Rundell Road  
Gering, NE 69341

Re: Tillman Infrastructure Zoning proposal / New Cell Tower near Mitchell, NE.

Mr. Mabin,

As we discussed Verizon Wireless is looking to upgrade their coverage and capacity near Mitchell, NE. Tillman Infrastructure would like to build a new 330' tall tower (340' overall) with proper fencing, and then lease space to Verizon Wireless for their standard antennas and ground equipment.

The proposed location is located in the Northwest Quarter of the of the Northwest Quarter of Section 12, Township 22 North, Range 57 West, Scotts Bluff County, 4.5 miles southwest of Mitchell, on the south side of County Road H. Parcel ID 010007164. This property is owned by Robert & Renee Ford. The base of the tower is located 290' from both County Road H right-of-way to the north and the transmission lines to the west. We would also be requesting a new field drive to access this facility from County Road H. This parcel is zoned A-Agriculture.

There are no other existing towers that can provide Verizon Wireless the coverage requested by their engineering department and business decisions. The proposed facility complies with all county, state and federal regulations and will not adversely affect public welfare. Facility will not cause injury to the value of property in the area. The remaining part of the parcel will continue to be used for agricultural purposes.

September 4, 2024

Re: Tillman Infrastructure Zoning proposal / New Cell Tower near Mitchell, NE.

Page 2 continued

Applicant: Curt Walter for Tillman Infrastructure. 2897 Lake Vista Drive NW. Rochester, MN 55901. 507-951-7151.

Owner: Robert & Renee Ford, 90720 County Road H. Mitchell, NE 69757.

Legal Description: located in the NW ¼ of NW ¼, Section 12, T 22 N, R 57 W. Scotts Bluff County, Nebraska

Existing land use: ~~Tillable farmland for crops~~ and pasture.

Type of use: Unmanned wireless telecommunications facility.

Nearest residential structure: ½ mile west of facility and is owned by the same landowner.

Statement: Proposed facility is consistent with Scotts Bluff County Ordinance. It complies with all the regulations in the ordinance and under the Agricultural District.

Please review this proposal and get back to me to discuss any additional details or questions you may have. Please let me know any scheduled meeting regarding this application.

Cordially,

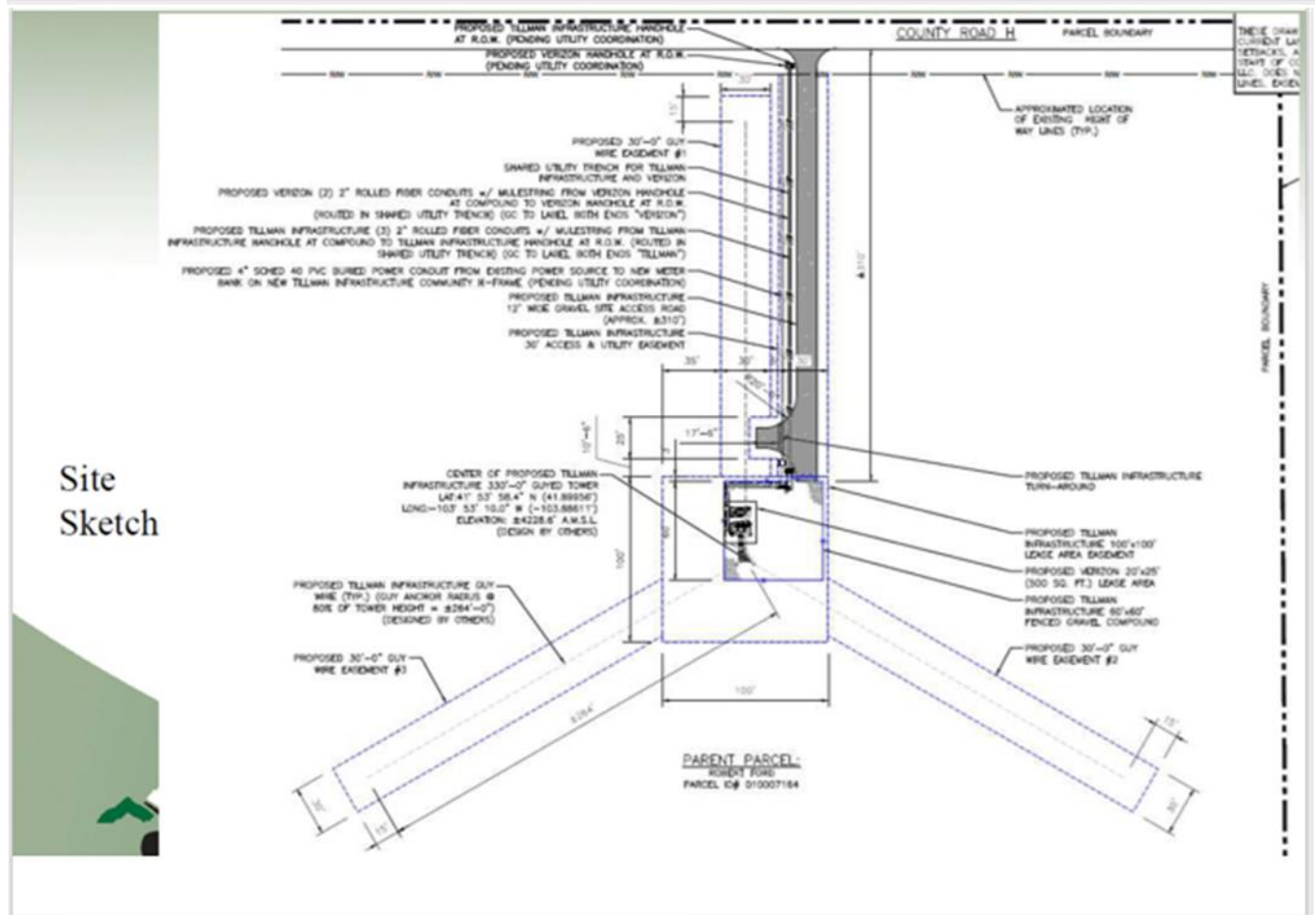
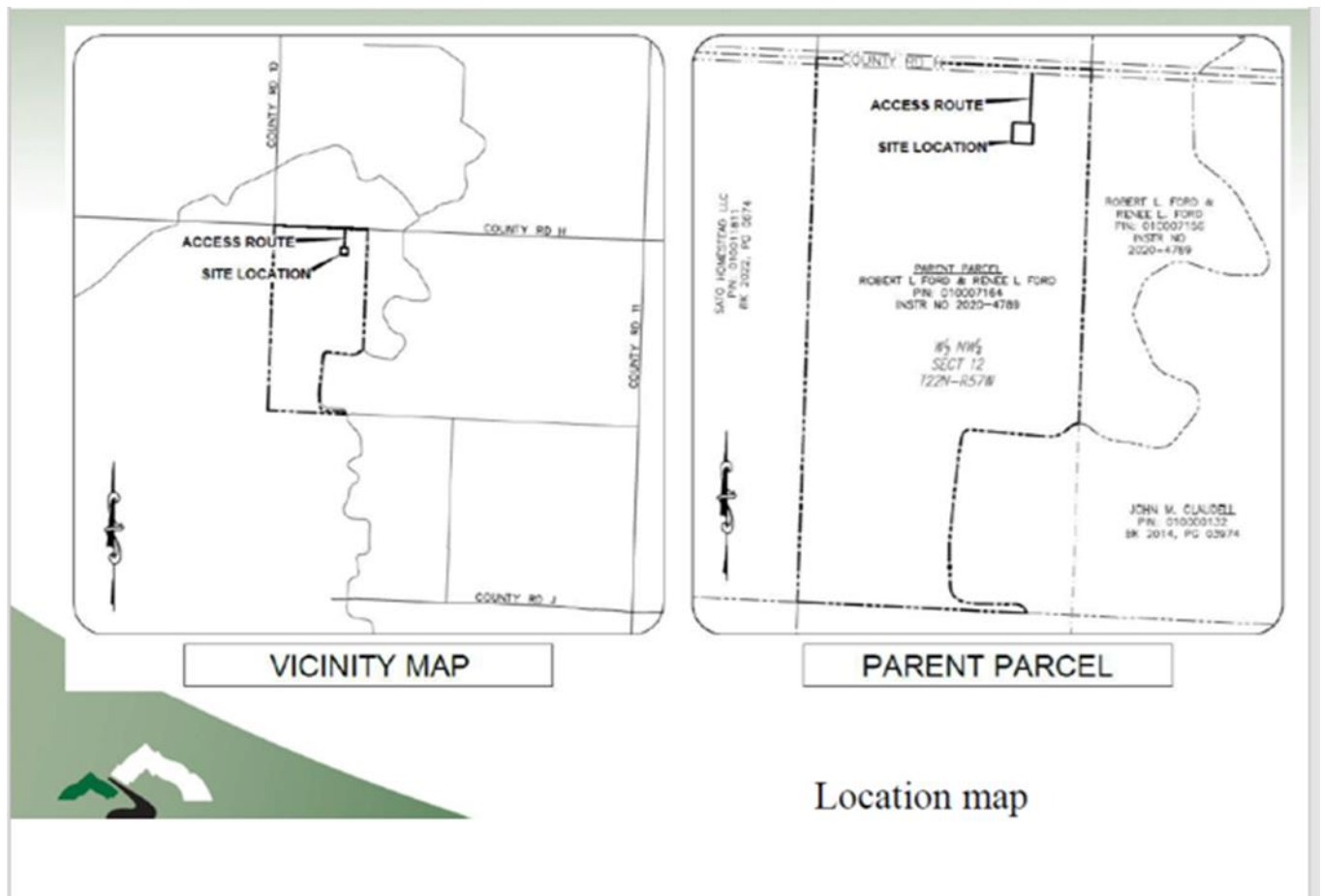
*Curt Walter*

Curt Walter

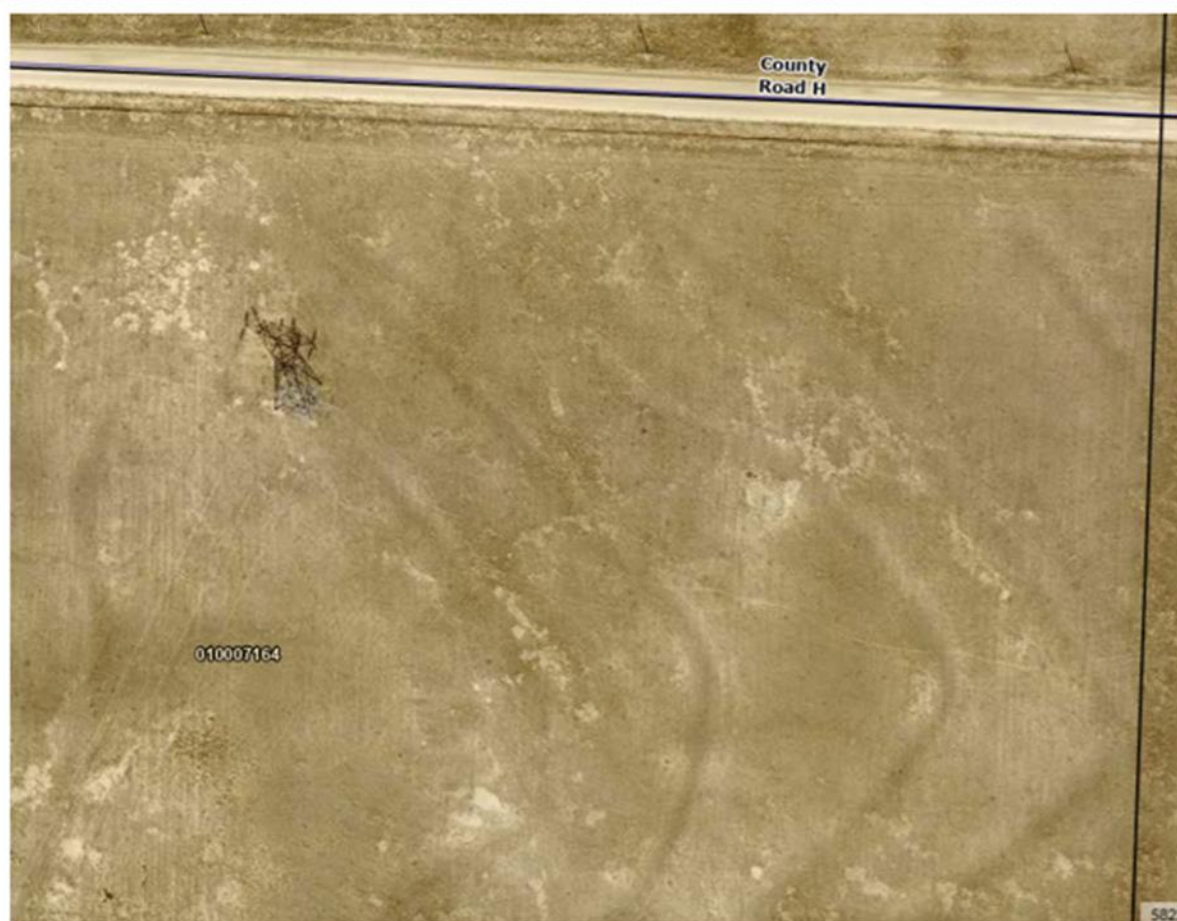
On behalf of Tillman Infrastructure

507-951-7151

curtis.walter@powderriverdev.com









November 7, 2024

Chelsea Iglesias  
Tillman Infrastructure, LLC  
299 Market St  
Saddle Brook, NJ 07663

RE: Proposed 330' Sabre Guyed Tower for TI-OPP-20931, NE

Dear Ms. Iglesias,

Upon receipt of order, we propose to design and supply the above referenced guyed tower for a Basic Wind Speed of 110 mph with no ice and 60 mph + 1/2" ice, Risk Category II, Exposure C, Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this Standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors. Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower legs. This would result in a buckling failure mode, where the steel legs would bend beyond their elastic limit (beyond the point where the legs would return to their original shape upon removal of the wind load).

Assuming that the wind pressure profile is similar to that used to design the tower, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section, leading to an accordion-like collapse to the ground. **Please note that this letter applies only to a tower designed and manufactured by Sabre Industries.** This in turn would result in a fall radius of 264' or less at ground level.

Sincerely,

Robert E. Beacom, P.E., S.E.  
Engineering Manager



A copy of these materials can be obtained by contacting:

**Bill Mabin**  
**Scotts Bluff County**  
**Building & Zoning**  
**bmabin@scottsbluffcounty.org**  
(308) 436-6700  
785 Rundell Road  
Gering, NE 69341