



PLANNING COMMISSION MEETING
City Hall: 3750 Bridge NW
Wednesday, May 20, 2026 at 7:00 PM

AGENDA

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **ADOPT AGENDA**
4. **APPROVE MINUTES**
 - A. Planning Commission Minutes - April 15, 2026
5. **PUBLIC COMMENT**
6. **PUBLIC HEARINGS**
 - A. Tower CUP & IUP
7. **REGULAR BUSINESS ITEMS**
8. **DISCUSSION BY PLANNING COMMISSIONERS**
9. **ADJOURNMENT**

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
APRIL 15, 2026**

- 1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chairman Dustin Pavek.
- 2. **Roll Call:** Present were Dean Becker, Gail Genin, Dustin Hingos, Deborah Humann, Marc McMullen, Dustin Pavek, and Amy Behning.

Others in attendance: Jobie Steffes, Community Development Director; Beth Richmond, City Planner; and City Council Liaison Kevin Robinson.

- 3. **Adopt Agenda:** Motion by Genin, second by Hingos to approve the agenda. Motion carried 7-0.
- 4. **Approve Minutes:** Motion by Becker, second by Humann to approve the March 18, 2026 minutes. Motion carried 7-0.
- 5. **Public Comment:** None
- 6. **Public Hearing:**
 - a. St. Francis Area Schools Field Lighting CUP

City Planner Richmond reviewed the staff report regarding a conditional use permit (CUP) request for lighting at the St. Francis Area Schools high school ball fields. The applicant requested an exemption from the required 25-foot lighting height limit to allow 70-foot light poles. Such height exceptions are permitted by CUP under the City's code, provided all other exterior lighting standards are met.

The site contains two football fields, two soccer fields, and a baseball field, with access via Rum River Boulevard to the west and 235th to the north. Residential neighborhoods are located to the east and south. Six existing 70-foot lighting poles already serve the north fields. The proposal includes replacing the existing lighting system on the north fields with a new LED system using the existing poles and installing six new 70-foot poles with LED lighting on the south fields.

Richmond noted the proposal meets the City's glare standards, with a maximum glare of 0.26 footcandles at adjacent property lines and 0.46 footcandles at the centerline of a public street, both below the code maximums of 0.4 and 1.0 footcandles, respectively. The lighting system is designed to control direction for both glare limitation and player safety. Anticipated hours of operation are early dusk through 9:30 p.m., spring through fall.

Staff also noted a public comment was received requesting consideration of additional lighting along Rum River Boulevard for pedestrian safety at the end of the events. Richmond indicated this would be looked into, but no additional information was available at this time.

The Commission asked questions of staff regarding resident notification. Richmond confirmed that all properties within 350 feet of the subject property were notified of the public hearing as required.

Public Hearing was opened at 7:07 p.m.

No one came forward to address the Commission.

Public Hearing was closed at 7:07 p.m.

Motion by McMullen, second by Behning, to recommend approval of the conditional use permit for the St. Francis Area Schools field lighting installation with conditions and findings of fact as presented by staff. Motion carried 7-0.

7. Regular Business Items

a. Willow Ridge Business Center Site Plan

City Planner Richmond reviewed the staff report regarding a site plan request for the Willow Ridge Business Center, proposed on a vacant 8.5-acre parcel located between Cree Street and St. Francis Boulevard. Development would occur on the northernmost approximately 1.5 acres of the site, preserving the ability to subdivide the remainder for future commercial use. The site is guided for commercial use in the City's comprehensive plan and zoned B-2 General Business, within which office uses are permitted.

The proposed site plan includes a 6,400 square foot office building with an attached parking lot to the south. The site meets all dimensional requirements for the B-2 District, including setbacks, building height, and impervious surface coverage. The proposed parking lot provides 27 spaces, exceeding City code requirements, with stall sizes and drive aisle widths also exceeding minimums. Parking lot lighting consists of four fixtures on 25-foot poles, meeting code. A photometric plan confirmed no excess glare onto adjacent right-of-ways or properties. The site will be served by City utilities, with an infiltration basin proposed along the northeast portion of the site draining to an adjacent wetland. Plans were reviewed by the City engineer.

Richmond noted several items requiring applicant attention: the southeast building facade must be revised to consist of materials comparable in grade and quality to brick, stone, glass, stucco, or concrete block as required by code, as the current proposal includes wood framing and Hardie siding on that facade; the surface material of the parking lot must be specified on the plans as concrete, bituminous, or pavers; additional detail is needed for the proposed fence on the north side of the building and a fence permit will be required prior to construction; additional detail is needed for the dumpster enclosure on the east side of the building regarding height, opacity, and materials, and staff recommended vegetation be added near the enclosure given its visibility from St. Francis Boulevard; and the landscaping plan requires additional detail per City Code Section 10-73-04, including a planting schedule, planting detail, square footage of sodded or seeded areas, and confirmation that tree diversity meets code requirements.

Staff recommended approval of the Willow Ridge Business Center Site Plan with conditions and findings of fact.

Motion by Hingos, second by Humann to recommend approval of the Willow Ridge Business Center Site Plan with conditions and findings of fact as presented by staff. Motion carried 7-0.

8. Planning Commission Discussion

None.

9. Adjournment:

Motion by McMullen, second by Hingos to adjourn the meeting. Motion carried 7-0.

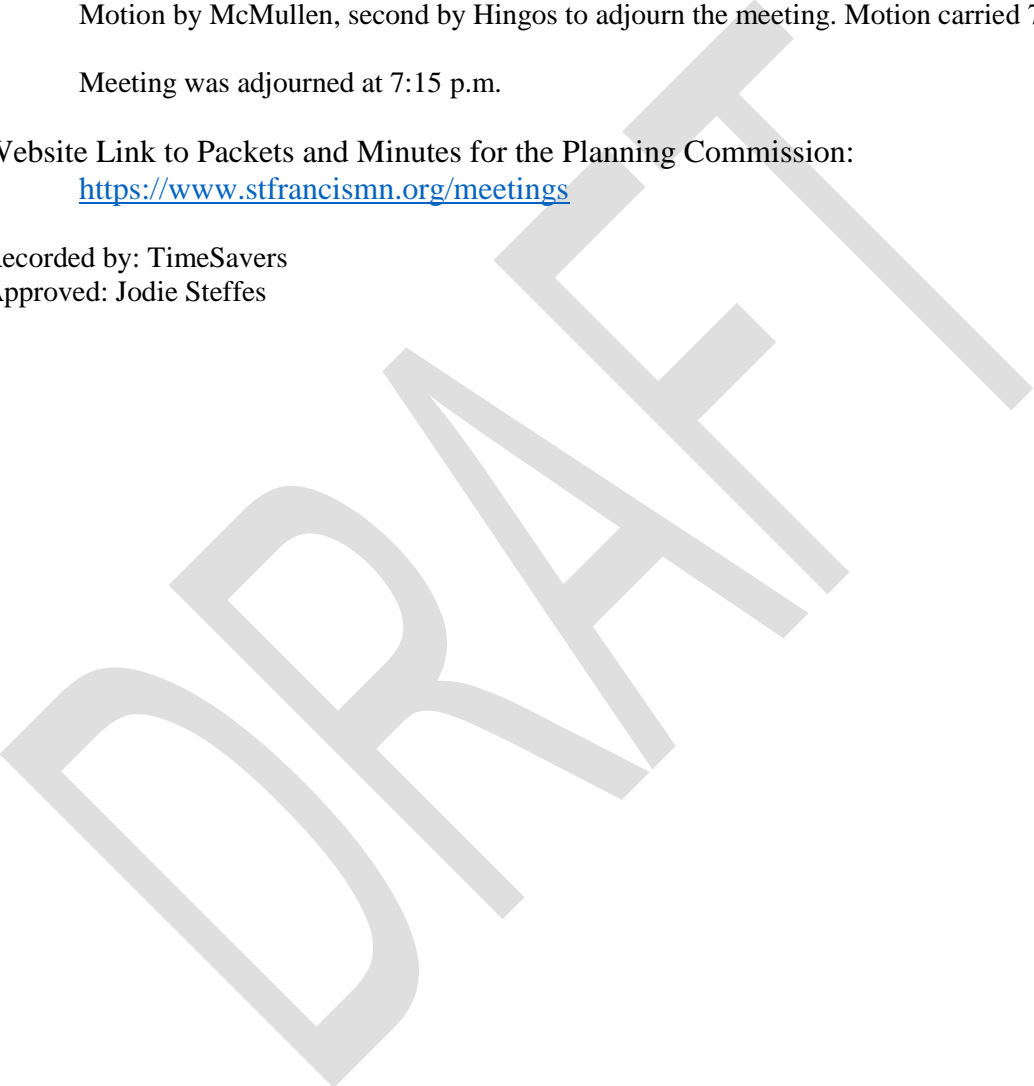
Meeting was adjourned at 7:15 p.m.

Website Link to Packets and Minutes for the Planning Commission:

<https://www.stfrancismn.org/meetings>

Recorded by: TimeSavers

Approved: Jodie Steffes





**PLANNING COMMISSION
AGENDA REPORT**

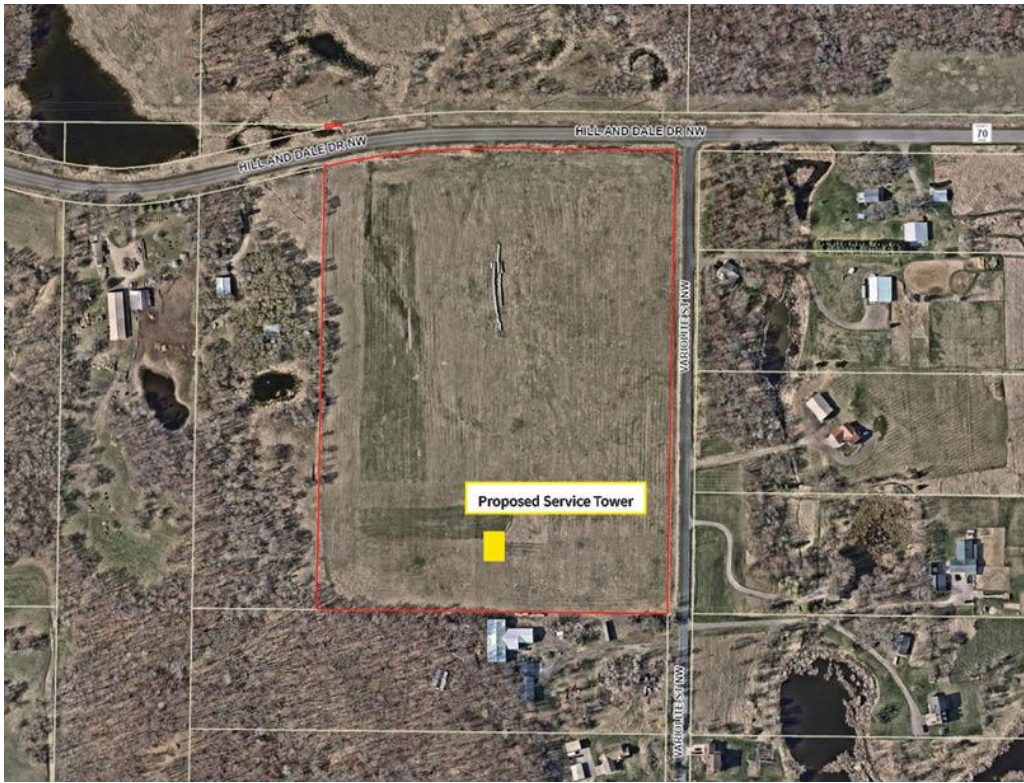
TO:	St. Francis Planning Commission
FROM:	Beth Richmond and Ryan Kadet, Planners
SUBJECT:	Tower CUP & IUP
DATE:	05-13-2026 for 05-20-2026 meeting
APPLICANT:	Vertical Bridge (Alex Trueman)
LOCATION:	Variolite St NW & Hill and Dale Drive NW (PID 33-34-25-21-0001)
COMP PLAN:	Agriculture
ZONING:	A-2: Rural Estate-Agriculture

OVERVIEW:

Vertical Bridge has requested a Conditional Use Permit (CUP) and an Interim Use Permit (IUP) to construct a new wireless service tower exceeding 75’ in height on the property southwest of Variolite St NW & Hill and Dale Drive NW (PID 33-34-25-21-0001). The site is currently used for agricultural purposes. A CUP and IUP were approved for a wireless service tower on this property in 2017. No tower was ever constructed, nor any approval documents recorded, and so these approvals are considered null and void.

This project proposes the construction of one 195’ monopole tower with three attached personal wireless service antennas located on the south side of the property. The applicant is also proposing ground equipment, a security fence, landscape screening, and a gravel access drive connecting the site to Variolite St NW. The applicant proposes a total of 8,712 square feet (0.2 acres) of land disturbance.

The zoning code requires a CUP for the construction of a personal wireless service antenna and compliance with the standards for antennas not located upon a public structure or existing tower. In addition, any towers exceeding a height of 75’ must obtain approval of an IUP. New construction of a wireless service tower must also meet the general standards for telecommunication towers (Code Section 10-67-05(A)).



REVIEW PROCEDURE:

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. The deadline for the land use request is June 30, 2026.

Public Hearing

City Code Section 10-31-03 requires that a public hearing for review of the land use requests be held by the Planning Commission. The public hearing notice was published in the Anoka County Union Herald on May 5, 2026 and posted on the City Hall bulletin board on May 5, 2026. The public hearing notice was mailed to all affected property owners located within 350 feet of the subject property on May 5, 2026.

Anoka County

Anoka County was informed of the application and responded that they did not have any comments to share.

ANALYSIS

Proposed Site Changes

The proposed project is intended to improve cellular capacity and coverage to the community to ensure reliable connection that meets area demand. The project seeks to maintain cellular

connectivity and ensure reliable emergency services responses in the community. The applicant has provided a coverage/interference analysis and capacity analysis which demonstrates the need for the facility in the proposed location.

The applicant proposes the following improvements on the site:

- Installation of a 195' tall monopole wireless service tower with three service antennas.
- Development of a 46' by 58' area surrounding the tower including necessary equipment, space for additional equipment in the future, a security fence, and landscape screening on the north and east sides.
- A 12' wide gravel drive providing access to the site from Variolite St NW.

Code Section 10-67-03 regulates personal wireless service antennas. A CUP is required to install the proposed personal wireless service antennas on a new tower, as proposed in this application. In addition, an IUP is required for any new tower exceeding 75' in height. The proposed new tower is 195' in height, therefore, the applicant has applied for both a CUP and an IUP. The Zoning Code requires that new construction of a wireless service tower comply with the general standards for telecommunications towers (10-67-05) and the standards for personal wireless service antennas (10-67-03).

Land Use

The site is currently vacant and used for agriculture purposes. The site is guided for Agriculture use by the 2040 Comprehensive Plan and is zoned A-2 Rural Estate-Agriculture District. It is adjacent to rural residential properties to the west, south, and across Variolite St NW to the east, and an industrial district to the north across Hill and Dale Dr NW. Within the A-2 District, personal wireless service facilities and telecommunication towers are permitted with standards.

Use-Specific Standards

Code Section 10-67-05(A) lists the following general standards for telecommunication structures and towers along with Staff's comments:

1. All obsolete and unused antennas shall be removed by the property owner within 12 months of cessation of operation at the site.
This requirement is included as suggested condition of approval.
2. All antennas shall be in compliance with all City building and electrical code requirements and as applicable shall require related permits.
This requirement is included as suggested condition of approval.
3. Structural design, mounting and installation of the antenna shall be in compliance with manufacturer's specifications, and as may be necessary as determined by the Zoning Administrator and Building Official, shall be verified and approved by a structural engineer.
This requirement is included as suggested condition of approval.
4. When applicable, written authorization for antenna erection shall be provided by the property owner.
This requirement is included as suggested condition of approval.

5. No advertising message shall be affixed to the antenna structure or tower.
The plans that were submitted as part of the application do not include any advertising message. This language is included as a suggested condition of approval.
6. The height of the antenna shall be the minimum necessary to function satisfactorily, as verified by an engineer or other qualified professional.
The applicant has provided an alternate height analysis demonstrating that the 195' tower height will provide the desired capacity offload, while a 75' tower (as allowed by Code) would not.
7. Antennas shall not be artificially illuminated unless required by law or by a governmental agency to protect the public's health and safety.
Lighting is not proposed to be installed on the proposed tower.
8. When applicable, proposals to erect new antennas shall be accompanied by any required Federal, State, or local agency licenses or permits.
This requirement is included as suggested condition of approval.
9. If a new tower is to be constructed, it shall be designed structurally, electrically, and in all respects, to accommodate both the applicant's antennas and comparable antennas for at least one additional use, including, but not limited to, other cellular communication companies, local police, fire and ambulance companies. Towers shall be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights.
The proposed tower has been designed to house one carrier's equipment with room for two additional lease areas and antennas for carriers to collocate in the future.
10. Towers under 200 feet in height shall be painted a non-contrasting color consistent with the surrounding area such as: blue, gray, brown, or silver, or have a galvanized or oxidized finish to reduce visual impact.
At this time, the applicant has not provided information regarding the color of the proposed tower.
11. Documentation or studies utilized to determine the necessary location and height of the antenna shall be provided.
The applicant has provided a design analysis and alternate height analysis justifying the selection of the site and height of the tower and antenna.
12. In addition to the information required elsewhere in this Ordinance, development applications for towers, excluding amateur radio towers, shall include the following supplemental information:
 - a. A letter of intent committing the tower owner and their successors to allow the shared use of the tower if an additional use agrees in writing to meet reasonable terms and conditions for shared use.

- b. A copy of the relevant portions of a signed lease which requires the applicant to remove the tower and associated facilities when they are abandoned, unused or become hazardous shall be submitted to the City.

This requirement is included as suggested condition of approval.

Tower Height

The tower is proposed to be 195’ tall, therefore, the applicant has applied for the necessary interim use permit (IUP) to allow for the tower to exceed 75’ in height.

Towers taller than 75’ must be set back from the nearest residential property line no less than the height of the antenna. This setback may be reduced if a qualified engineer specifies that collapse of the tower will occur within a lesser distance. The applicant has provided a letter from a qualified engineer that any collapse of the tower will occur within a maximum 100’ radius. The nearest adjacent residential property line is almost 108’ from the base of the tower, meeting the exception requirement.

Access

Access to the lease area from Variolite St NW is proposed to be provided via a 12’ gravel drive located within a 20’ wide access and utility easement along the southern property line. Rural gravel driveways must be a minimum of 10’ in width with a 3’ side yard adjacent to residential property lines. The easement and proposed drive widths provide the space necessary for the 3’ setback requirement.

Telecommunication towers require a minimum of one parking space per employee on the maximum work shift. The applicant should provide information on the number of employees anticipated to be working on-site at a time and identify the location, design, and material of the necessary parking spaces. While the City typically requires parking spaces to be paved with curb and gutter, parking lots serving non-residential uses in the Rural Service Area may allow for different surfacing and design requirements with approval of an IUP. In reviewing this request, Commissioners should consider dust management, stormwater runoff, proximity of site to sensitive environmental areas and residential districts, size of parking lot, and anticipated traffic.

Fencing

Fencing for non-agricultural purposes in the A-2 district is limited to 6 feet in height. Wireless service towers are required to install security fencing with a maximum opacity of 50% around the tower and its support structure(s). This fencing may be up to 8 feet in height at the City’s discretion. The applicant has proposed a 6’ security fence with one foot of barbed wire on the top (for a total of 7’) around the perimeter of the lease area. Planning Commission should determine if the proposed fence is acceptable or if revisions are needed.

Landscaping

In addition to the tower, the lease area will house necessary equipment for Verizon on the north side behind the tower, with two spaces available within the lease area for additional future service equipment on the west and east sides of the tower.

Code requires that mechanical equipment for the tower be screened from view by landscaping where appropriate. The applicant is proposing to plant 25 black hills spruce trees along the north and east sides of the lease area. Due to the location of the residential dwelling on the adjacent property to the south, Staff recommends adding landscaping along the south side of the lease area as well.

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission recommend approval of a resolution granting a CUP and IUP to allow for the development of a new wireless service tower exceeding 75' in height.

Suggested Findings of Fact

1. The proposed CUP is consistent with the City's 2040 Comprehensive Plan and is compatible with present and future land uses of the area. Telecommunication towers and personal wireless service facilities are permitted with standards in the A-2 district.
2. With conditions, the proposed use conforms with all performance standards contained in the City's Zoning Ordinance.
3. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity. The proposed design includes an on-site generator to reduce any impact to City service.
4. Traffic generation by the proposed use is within capabilities of streets serving the property. Following construction, traffic to the site is anticipated to include routine maintenance and repairs which would be fairly minimal.
5. The date/event that will terminate use has been identified with certainty as the termination of the lease agreement or obsolescence of the equipment.
6. The proposed use is not understood to impose any additional unreasonable costs to the public.

Suggested Conditions of Approval

1. All obsolete and unused towers, antennas and equipment shall be removed by the property owner within 12 months of cessation of operation at the site.
2. The tower and antenna shall be constructed in compliance with all City building and electrical code requirements and as applicable shall require related permits.
3. Structural design, mounting and installation of the tower and antenna shall be in compliance with manufacturer's specifications, and as may be necessary as determined by the Zoning Administrator and Building Official, shall be verified and approved by a structural engineer.
4. Written authorization for antenna erection shall be provided by the property owner.
5. No advertising message shall be affixed to the antenna structure or tower.
6. When applicable, proposals to erect new antennas shall be accompanied by any required Federal, State, or local agency licenses or permits.
7. The proposed tower shall be painted a non-contrasting color consistent with the surrounding area such as blue, gray, brown, or silver, or have a galvanized or oxidized finish to reduce visual impact.

8. Applicant shall provide a letter of intent committing the tower owner and their successors to allow the shared use of the tower if an additional use agrees in writing to meet reasonable terms and conditions for shared use.
9. Applicant shall provide a copy of the relevant portions of a signed lease which requires the applicant to remove the tower and associated facilities when they are abandoned, unused, or become hazardous.
10. Applicant shall confirm the easement width granted for the access road and update all plans accordingly. Sheet A-1 identifies a 30' easement width while the survey identifies a 20' easement.
11. Landscaping shall be added around the south side of the lease area to screen the tower and its associated equipment from the property to the south.
12. The applicant shall provide information on the number of employees anticipated to be working on-site at a time and identify the location, design, and material of the necessary parking spaces in accordance with Code requirements.
13. All fees and financial obligations shall be received by the City prior to the releasing of the approval documents for recording.
14. Use shall terminate upon the termination of the lease agreement or obsolescence of the equipment on site.
15. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council

PLANNING COMMISSION ACTIONS

The Planning Commission is requested to hold the public hearing for the CUP and IUP request. After the public hearing and discussion, the Planning Commission could take one of the following actions:

1. Recommend approval with the conditions and findings of fact as presented by Staff:
 - a. Suggested motion:
 - i. Recommend approval of the Conditional Use Permit and Interim Use Permit for the wireless service tower with conditions and findings of fact as presented by Staff.
2. Recommend denial with Planning Commissioners' findings of fact.
3. Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

ATTACHMENTS

- Applicant Submittals
- 2017 Approval Resolution 2017-47

SITE SURVEY

FOR: THE TOWERS, LLC



PROPERTY OWNER:
JESSE J. JONES
HEIDI E. ELSNER-JONES

PARCEL NO:
33-34-25-21-0001

ZONED:
N/A

DEED REFERENCED:
TRUSTEE'S DEED
INSTRUMENT NO. 2244253.003

VERTICAL BRIDGE SITE NAME:
SPRING HILL

VERTICAL BRIDGE SITE NUMBER:
US-MN-5487

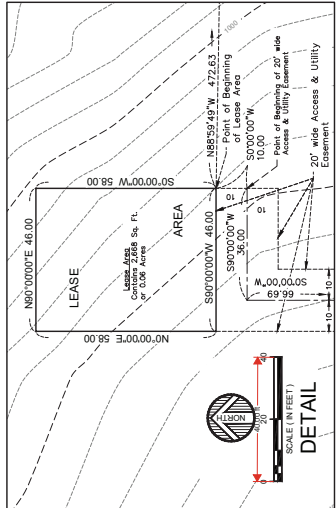
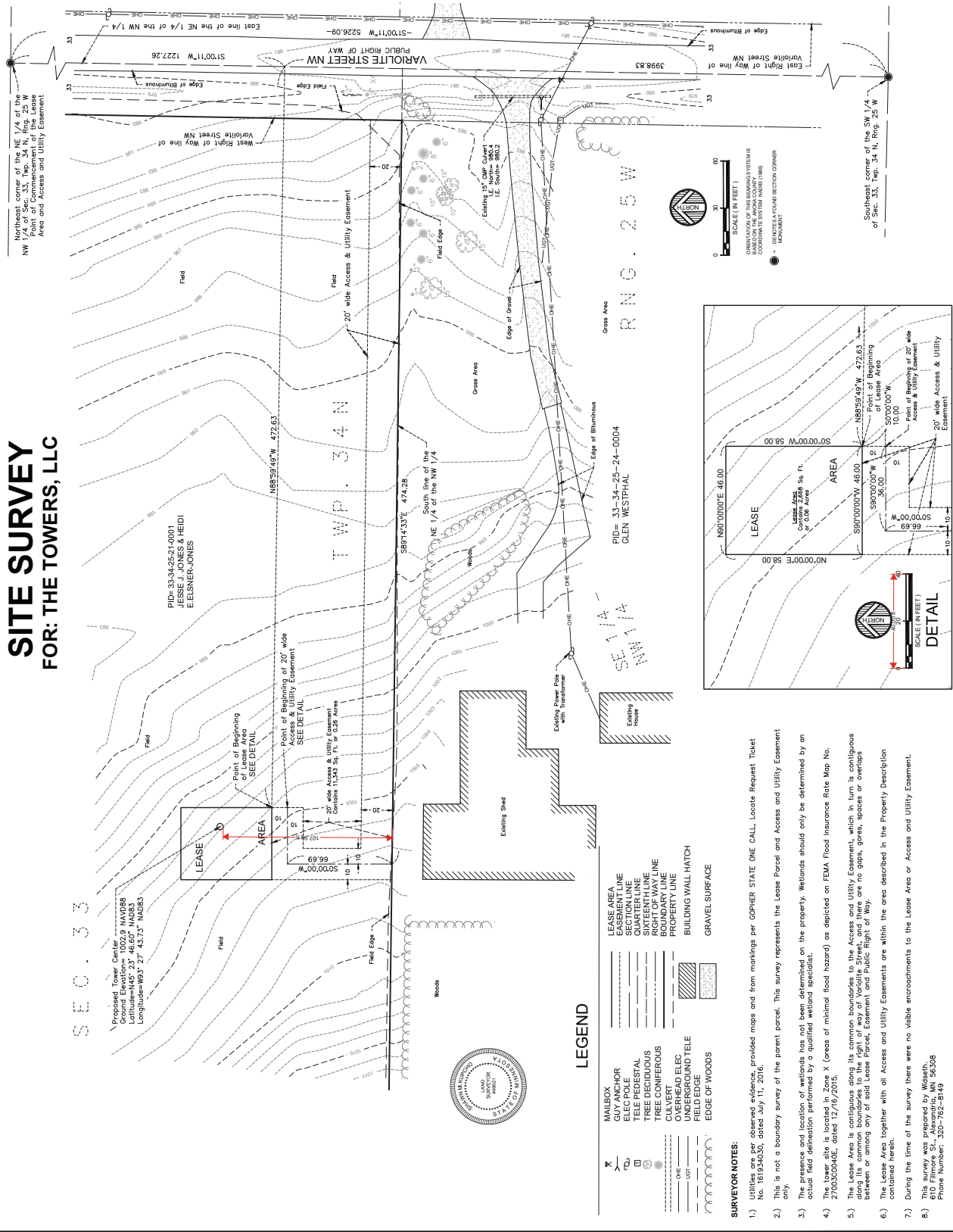
SITE ADDRESS:
**0 NW Hall and Dale Drive, Saint Francis,
 Anoka County, MN 55330**

THEREBY CERTIFY TO: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries and their respective successors and/or assigns: its lenders and administrative agents and each of their respective successors and/or assign, and Tower 146, L.L.C.

SIGNATURE: *Shawn M. Ryge*
 SHAWN M. RYGE, S.D., S.P., M.S., S.E.
 DATE: 10/27/16 LICENSE # 49821

NO.	DATE	REVISIONS
1	10/27/16	ISSUED FOR PERMITTING
2	11/02/16	UPDATED TITLE COMMITMENT SHEET LAYOUT, CERTIFICATION AND ACCESS AND UTILITY EASEMENT

Agenda Item # 6A.



LEGEND

- MAILBOX
- EASEMENT LINE
- ELECTRIC POLE
- TELE PEDESTAL
- QUARTER LINE
- SIXTEENTH LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CULVERT
- ELECTRIC POLE
- UNDERGROUND TELE
- FIELD EDGE
- EDGE OF WOODS
- LEASE AREA
- EASEMENT LINE
- QUARTER LINE
- SIXTEENTH LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BUILDING WALL HATCH
- GRAVEL SURFACE

SURVEYOR NOTES:

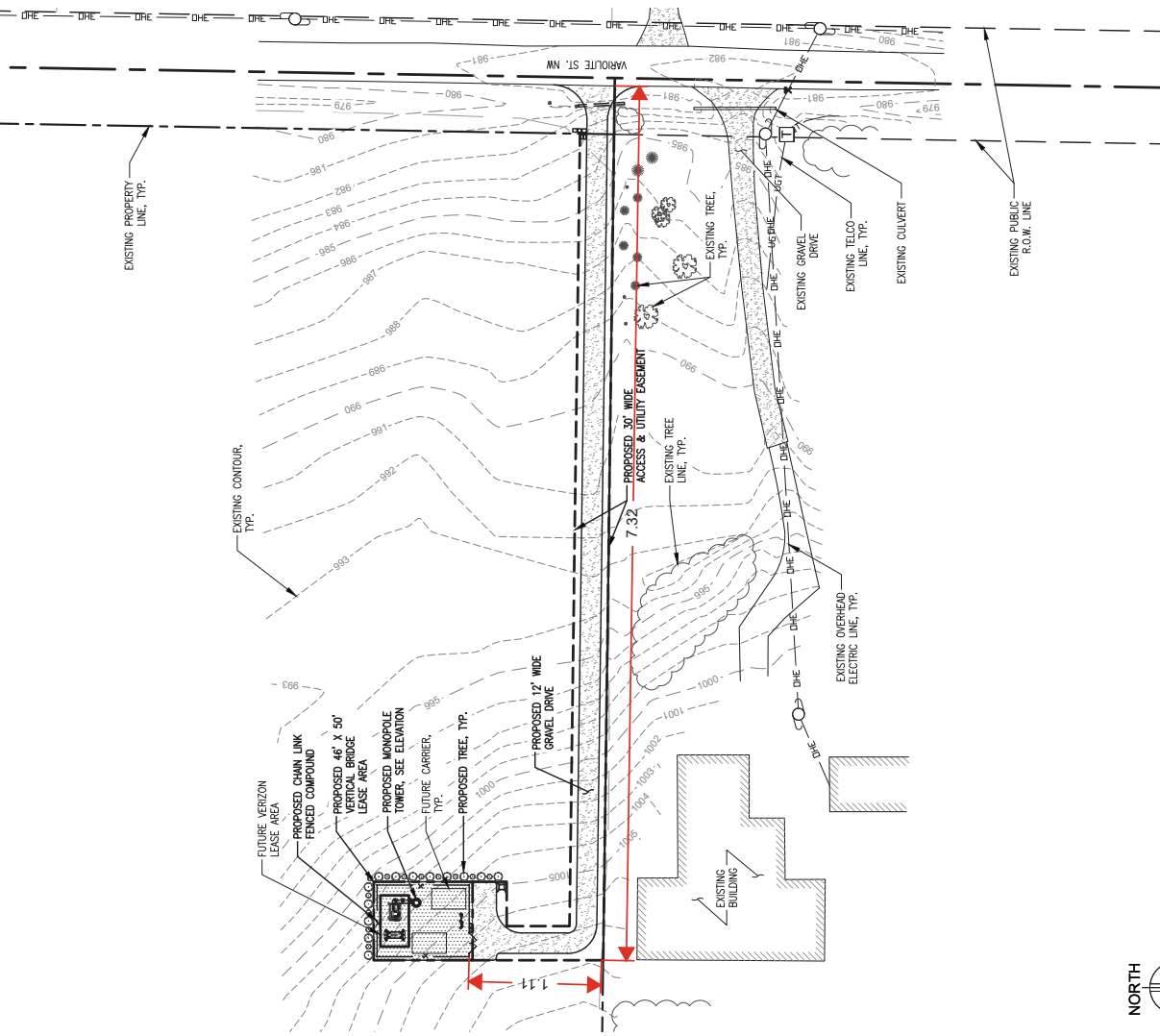
- 1) Utilities are per observed evidence, provided maps and from markings per Gopher State ONE CALL, Locate Request Ticket No. 161550538, dated July 11, 2016.
- 2) This is not a boundary survey of the parent parcel. This survey represents the Lease Parcel and Access and Utility Easement only.
- 3) The presence and location of wetlands has not been determined on the property. Wetlands should only be determined by an actual field delineation performed by a qualified wetland specialist.
- 4) The tower site is located in Zone X (areas of minimal flood hazard) as depicted on FEMA Flood Insurance Rate Map No. 270050040E, dated 12/19/2015.
- 5) The Lease Area is contiguous along its common boundaries to the Access and Utility Easement, which in turn is contiguous between or among any of said Lease Parcel, Easement and Public Right of Way.
- 6) The Lease Area, together with all Access and Utility Easements are within the area described in the Property Description contained herein.
- 7) During the time of the survey there were no visible encroachments to the Lease Area or Access and Utility Easement.
- 8) This survey was prepared by Widseth, Inc., 30555 13th Avenue S., Anoka, MN 55306. Phone Number: 763-702-4448.
- 9) This survey was prepared for Design 1.

SHEET 2 OF 2 SHEETS

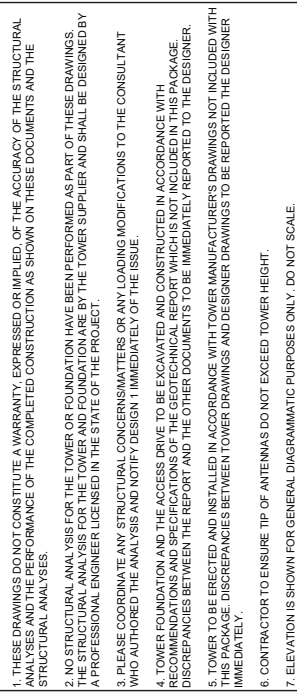
PREPARED FOR:

THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FL 33444

NOTES:
1. THESE DRAWINGS DO NOT CONSTITUTE A WARRANTY, EXPRESSED OR IMPLIED, OF THE ACCURACY OF THE STRUCTURAL ANALYSES AND THE PERFORMANCE OF THE COMPLETED CONSTRUCTION AS SHOWN ON THESE DOCUMENTS AND THE STRUCTURAL ANALYSES.
2. NO STRUCTURAL ANALYSIS FOR THE TOWER OR FOUNDATION HAVE BEEN PERFORMED AS PART OF THESE DRAWINGS. THE STRUCTURAL ANALYSIS FOR THE TOWER AND FOUNDATION ARE BY THE TOWER SUPPLIER AND SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.
3. PLEASE COORDINATE ANY STRUCTURAL CONCERNS MATTERS OR ANY LOADING MODIFICATIONS TO THE CONSULTANT WHO AUTHORED THE ANALYSIS AND NOTIFY DESIGN IMMEDIATELY OF THE ISSUE.
4. TOWER FOUNDATION AND THE ACCESS DRIVE TO BE EXCAVATED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS FOR THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO THE DESIGNER.
5. TOWER TO BE ERRECTED AND INSTALLED IN ACCORDANCE WITH TOWER MANUFACTURER'S DRAWINGS NOT INCLUDED WITH THIS PACKAGE. DISCREPANCIES BETWEEN TOWER DRAWINGS AND DESIGNER DRAWINGS TO BE REPORTED TO THE DESIGNER IMMEDIATELY.
6. CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.
7. ELEVATION IS SHOWN FOR GENERAL DIAGRAMMATIC PURPOSES ONLY. DO NOT SCALE.



1 OVERALL SITE PLAN
SCALE: 1" = 70'-0"
GRAPHIC SCALE
0 30 60
0.50



2 TOWER ELEVATION
SCALE: 1" = 30'-0"
GRAPHIC SCALE
0 15 30

NOT FOR CONSTRUCTION



PROJECT
US-MN-5847
FUZE ID: 17642203

US-MN-5847
SPRING HILL

VARIOLITE ST NW
ST. FRANCIS, MN 55530

SHEET CONTENTS:
OVERALL SITE PLAN
TOWER ELEVATION

DRAWN BY: TJS
CHECKED BY: SJD
REV: A
01/20/28

Agenda Item # 6A.
A-1

SEE SHEET G-1 FOR ADDITIONAL NOTES

PREPARED FOR:
vertical bridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FL 33444

NOT FOR
CONSTRUCTION

DESIGN 1
9973 VALLEY VIEW RD.
EDELN PRAIRIE, MN 55444
(952) 935-8299
WWW.DESIGN1EP.COM

PROJECT
US-MN-5847
FUZE ID: 17642203

US-MN-5847
SPRING HILL

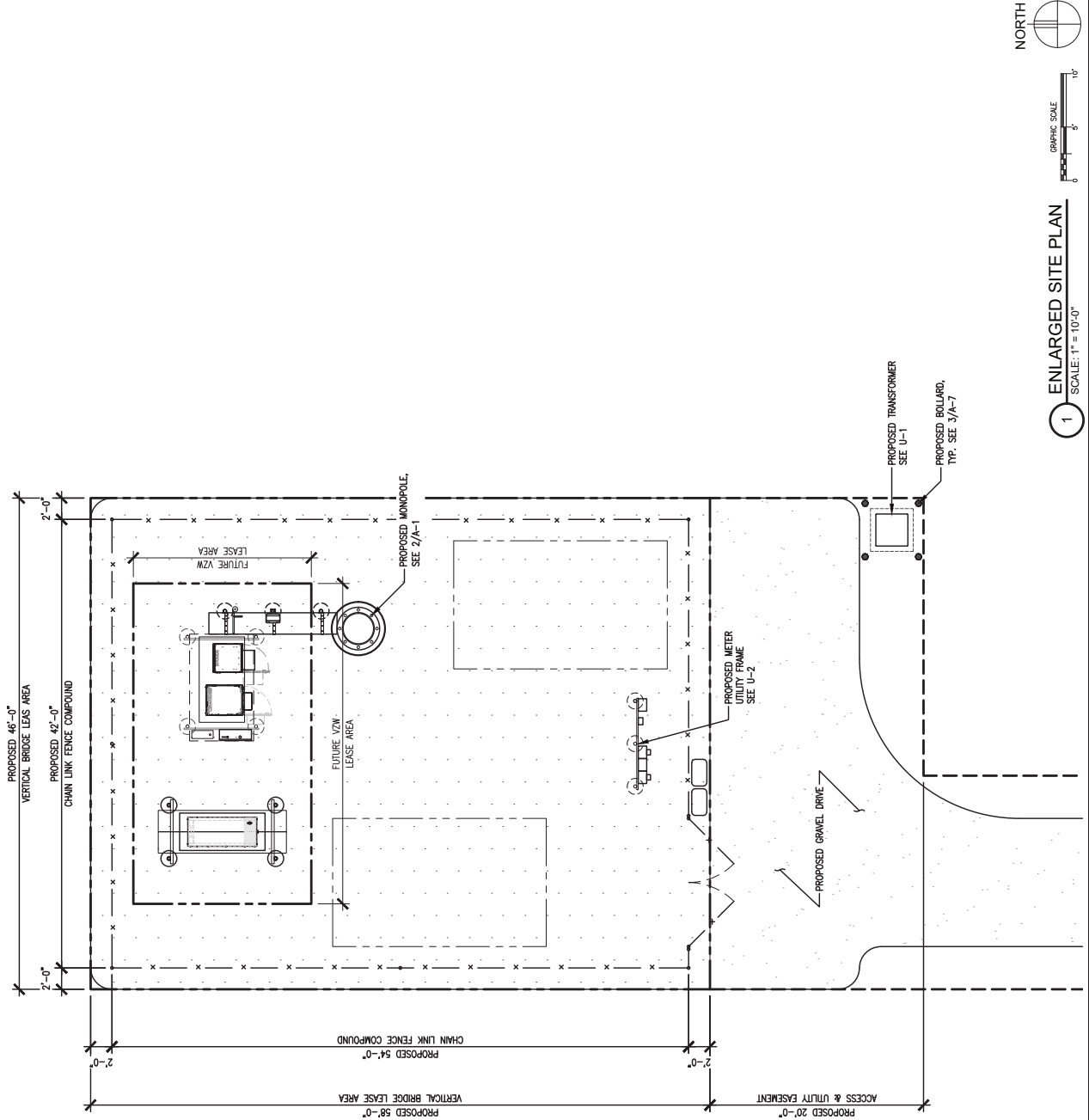
VARIOLITE ST NW
ST. FRANCIS, MN 55530

SHEET CONTENTS:
ENLARGED SITE PLAN

TLS
DRAWN BY:
SJD
CHECKED BY:
REV A 01-20-28

Agenda Item # 6A.

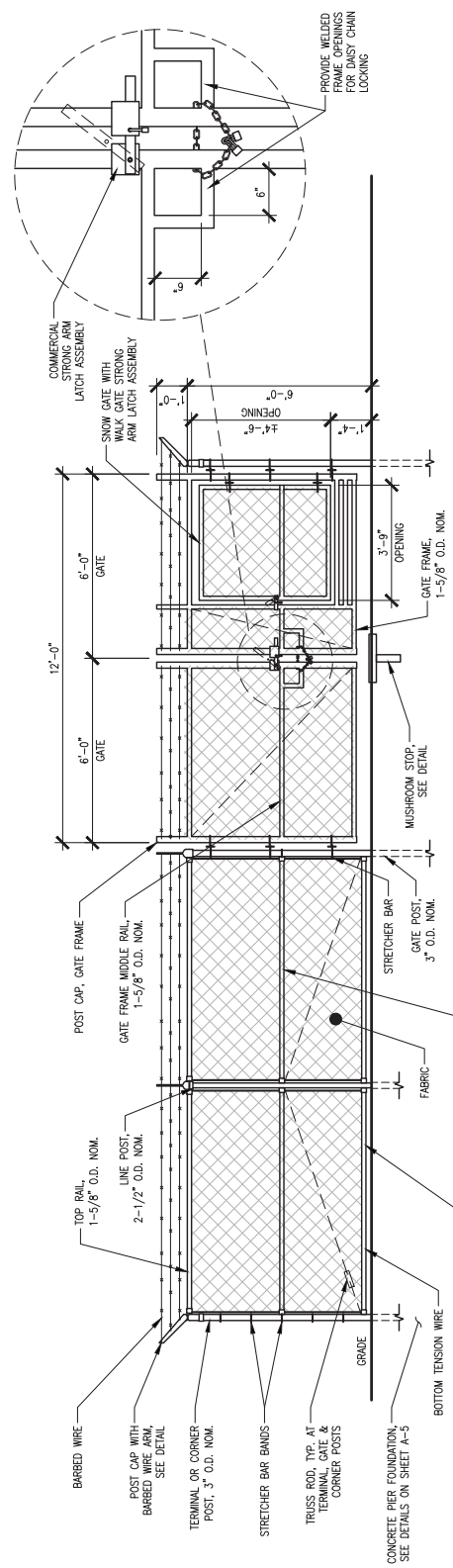
A-2



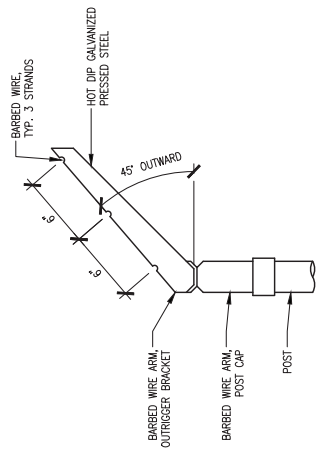
1 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

NOT FOR
 CONSTRUCTION

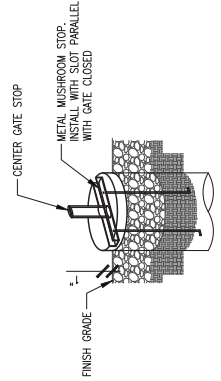
NOTE:
 CONTRACTOR TO INSTALL NUTS
 ON ALL BOLTS TOWARDS THE
 INTERIOR OF THE COMPOUND



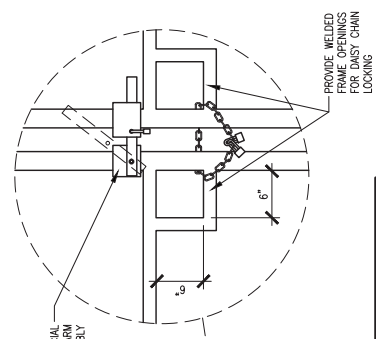
1 FENCE DETAIL
 SCALE: 1/4" = 1'-0"



2 BARBED WIRE ARM DETAIL



3 MUSHROOM STOP DETAIL



PREPARED FOR:

verticalbridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FL 33444

NOT FOR
CONSTRUCTION



9873 VALLEY VIEW RD.
EDELN PRAIRIE, MN 55444
(952) 935-8299
WWW.DESIGN1EP.COM

PROJECT
US-MN-5847
FUZE ID: 17642203

US-MN-5847
SPRING HILL

VARIOLITE ST NW
ST. FRANCIS, MN 55530

SHEET CONTENTS:
PHOTOS

DRAWN BY: TJS
CHECKED BY: SJD
REV: A
01-20-28

Agenda Item # 6A.

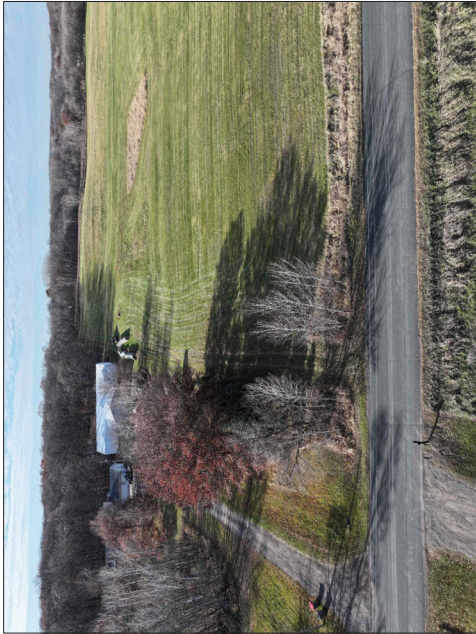
A-8



2 ACCESS PHOTO
VIEW: LOOKING WEST



4 MAIN ROAD PHOTO
VIEW: LOOKING SOUTH



1 SITE PHOTO
VIEW: LOOKING WEST



3 MAIN ROAD PHOTO
VIEW: LOOKING NORTH

Vertical Bridge
MN-5487 Spring Hill
Verizon MIN SPRING HILL
Capacity Site

RF DESIGN ANALYSIS



Coverage vs Capacity

- † **Capacity is providing bandwidth or processing capacity to service the customers in the area.**
 - Areas where large numbers of users are in a specific geographic areas
 - Areas where users are demanding higher data rates for services
 - Areas with a large amount of indoor users
- † **Coverage is Providing Service where service does not exist, calls drop, or “no service”.**
 - Areas where sites are farther apart
 - Areas where terrain or buildings block signals
 - Areas where indoor service is low or nonexistent

Objective of new site

† Capacity

- Offload user capacity along Nacre Street NW, Hill and Dale Drive NW and Norris Lake NW and feeder roads
- Capacity offload existing sites/sectors
- Low throughput per customer in area

† Coverage

- Provide coverage along Nacre Street NW, Hill and Dale Drive NW and Norris Lake NW and feeder roads
- Provide coverage in rural area

† Why is this site important?

- 96% of Americans own a Cellular Phone
- 57% of American Homes rely exclusively on cellular phones
- 84% or more of 9-1-1 emergency calls are made from wireless devices

Proposed Site

- † 195' Monopole
 - With 4' lightning rod
 - Variolite St NW St Francis, MN 55330
 - Latitude: 45.396278 N (NAD83)
 - Longitude: -93.462147 W (NAD83)
 - Ground Elevation: 1002.9' (NAVD88)
 - Anchor tenant is Verizon
 - Antenna Centerline at 190' AGL

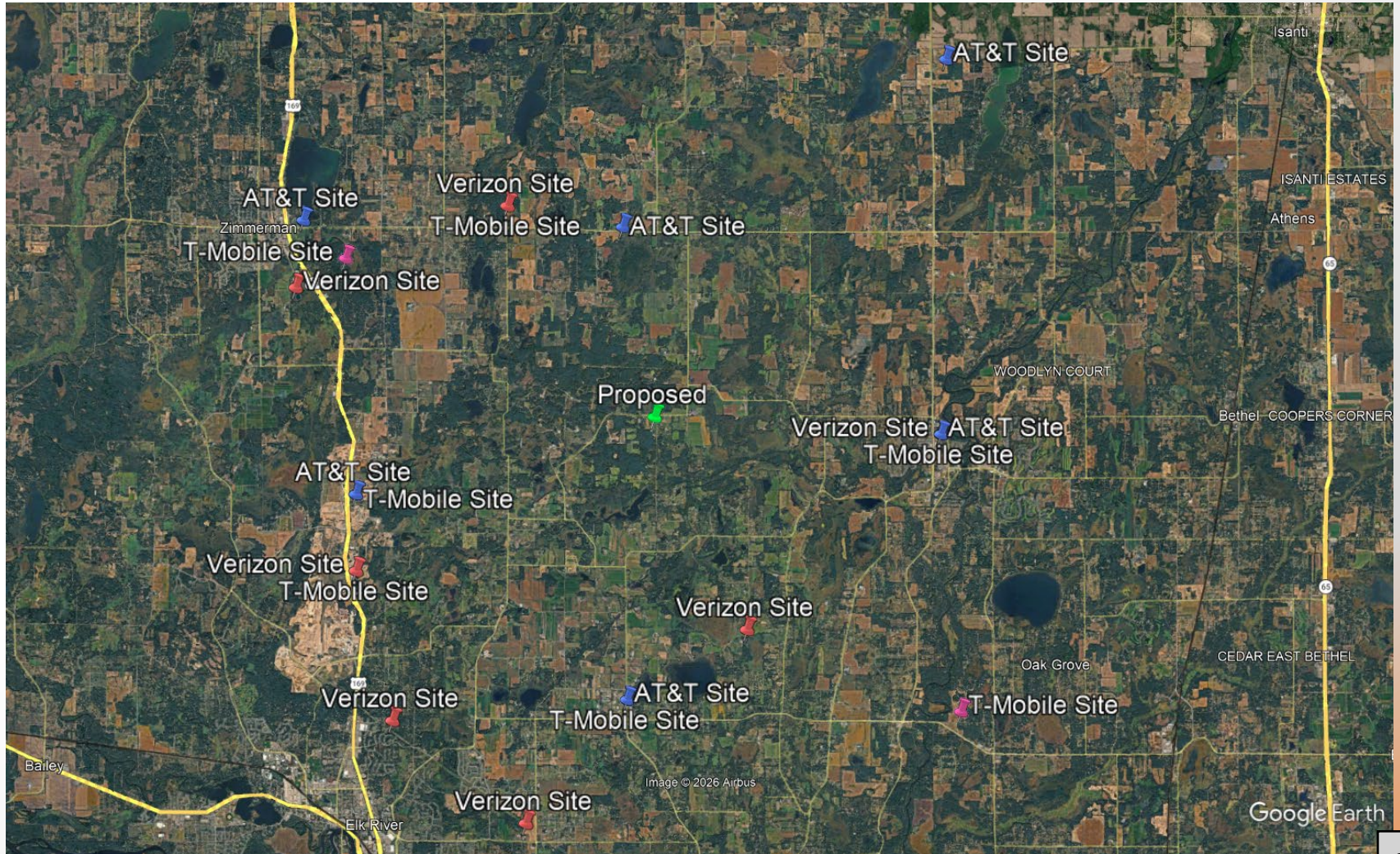
Why here?

- † Current sites providing coverage in the area need capacity offload
- † Significant amount of increased network use in rural areas of Minnesota
- † This site will increase coverage in the area around the proposed
- † Crowdsourc data is showing needs for increased coverage around the proposed

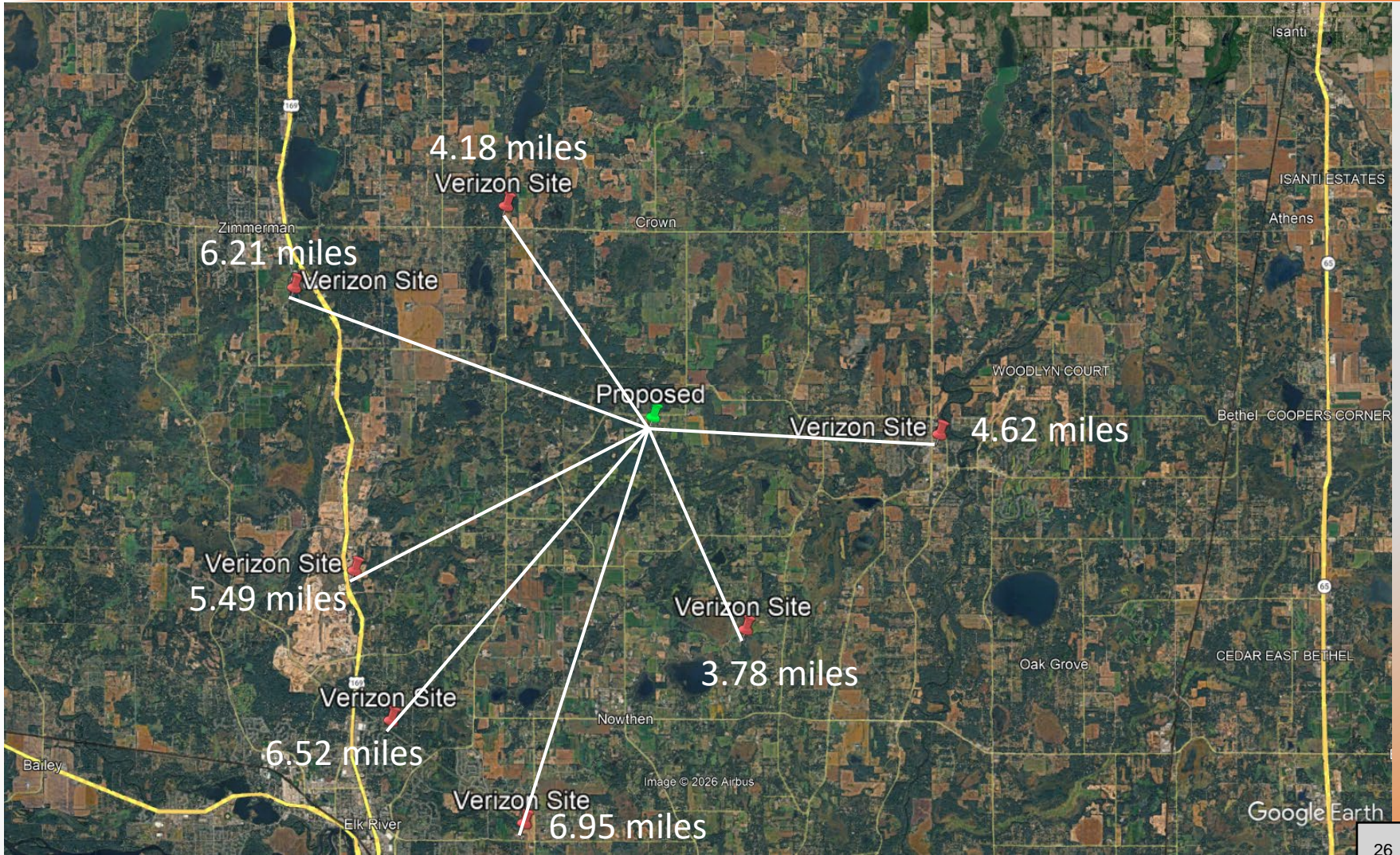
Zoom – proposed site



Existing Sites (all carriers)

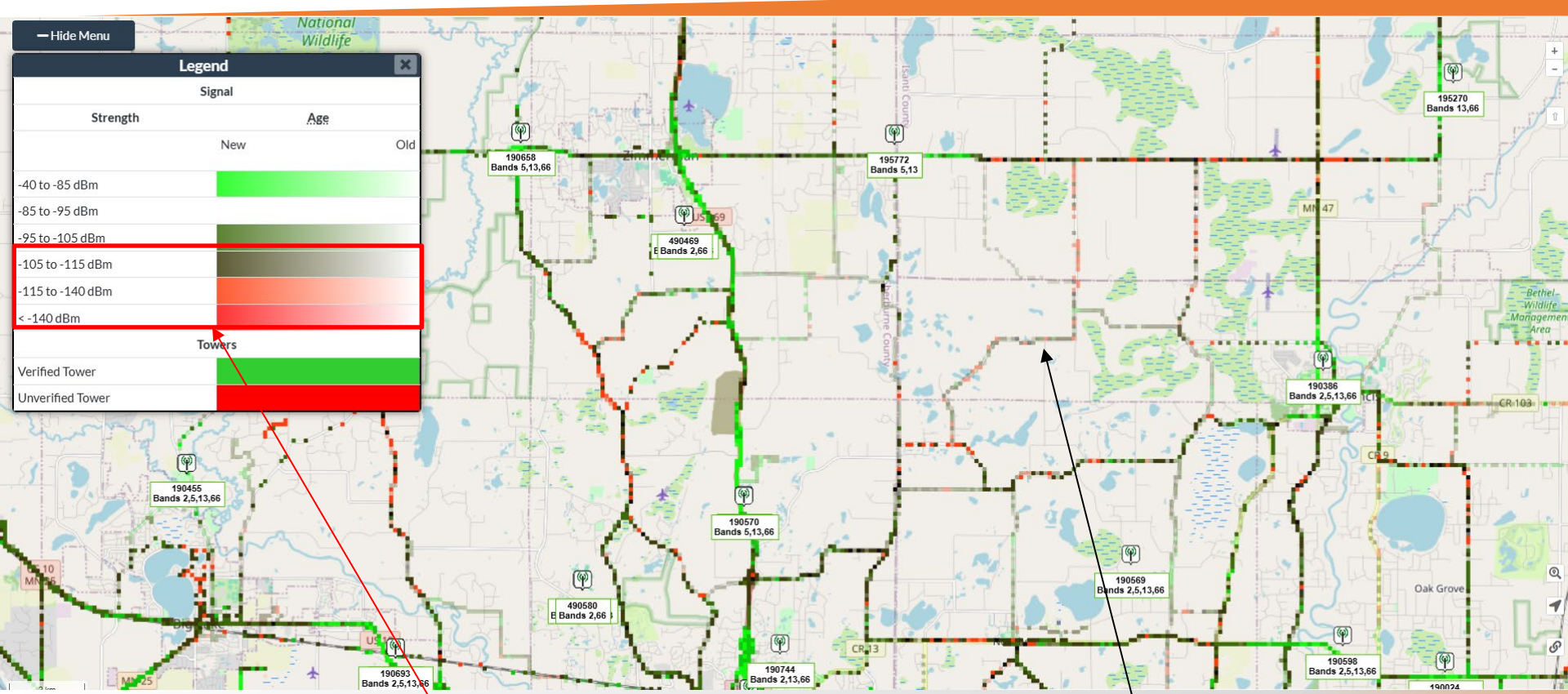


Existing Verizon Sites and Proposed



CellMapper Data for Verizon

Source <https://cellmapper.net>



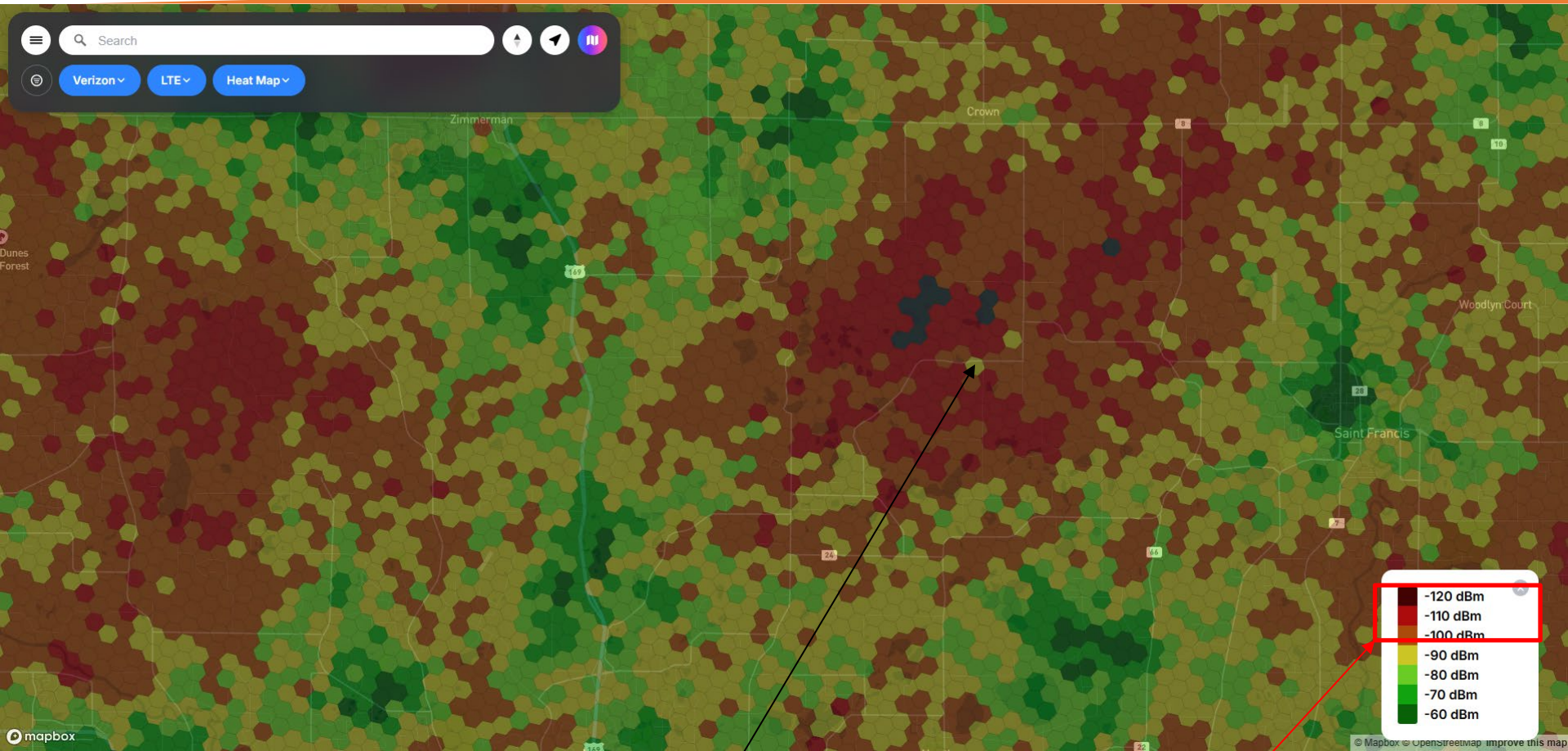
Poor Service Quality

Proposed Site

Coverage Map Data for Verizon

Agenda Item # 6A.

Source <https://map.coveragemap.com>



Proposed Site

Poor Service Quality

2026

28

FCC Broadband Map

Verizon In-Vehicle Mobile

Source: <https://broadbandmap.fcc.gov/home>

FCC maps show a lack of coverage around the proposed

Environment: In Vehicle Mobile Percent Coverage Threshold: >= 75

Data As Of: Jun 30, 2025 (latest) (Last Updated: 4/15/26)

Selected Providers

Provider	Technology	Action
Verizon Communications Inc.	4G LTE	<input checked="" type="checkbox"/> <input type="checkbox"/>
AT&T Inc.	4G LTE	<input type="checkbox"/> <input type="checkbox"/>
T-Mobile USA, Inc.	4G LTE	<input type="checkbox"/> <input type="checkbox"/>

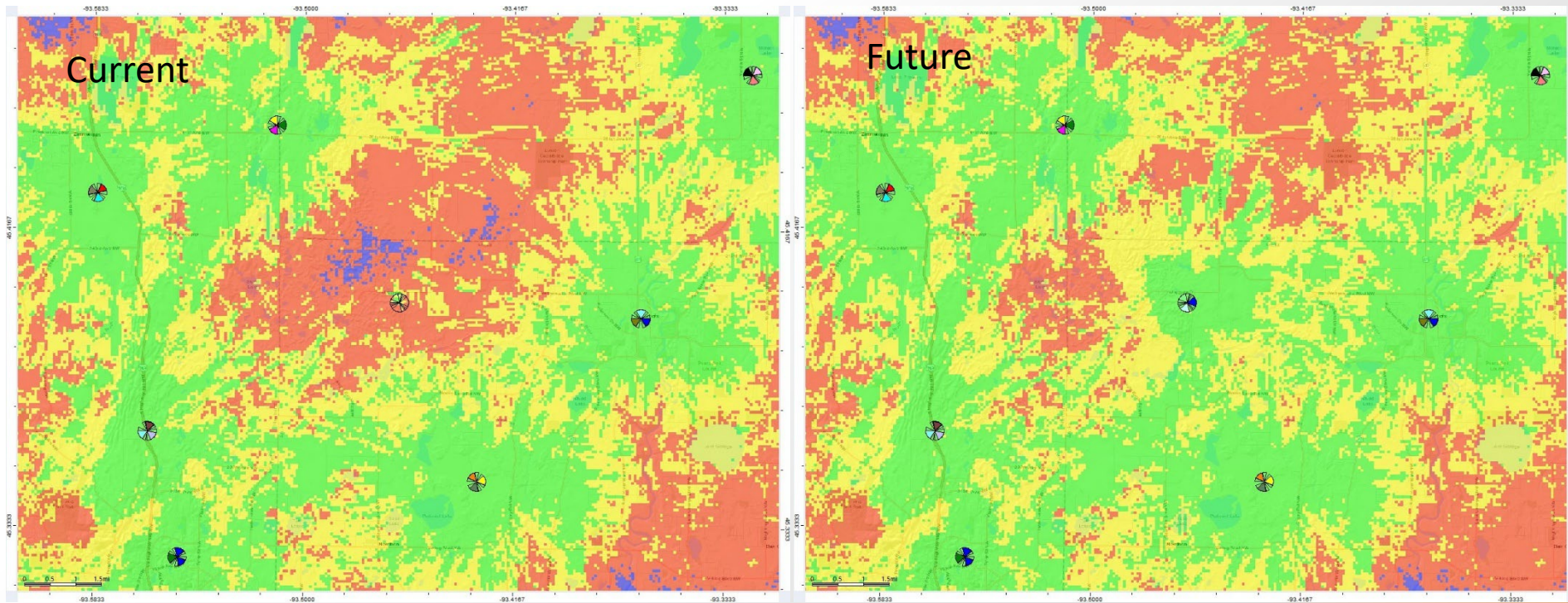
Percentage of Area with Coverage

Provider	Technology	Percentage of Area with Coverage
Verizon Communi...	4G LTE	25%
AT&T Inc.	4G LTE	35%
T-Mobile USA, I...	4G LTE	18%

Proposed Site

RSRP Coverage 751 MHz - low band

LEGEND	
	Indoor ≥ -85 dbm
	In-Veh <i>Agenda Item # 6A.</i>
	Outdoor ≥ -106 dbm
	Marginal ≥ -115 dbm
	Marginal to no service ≥ -140 dbm

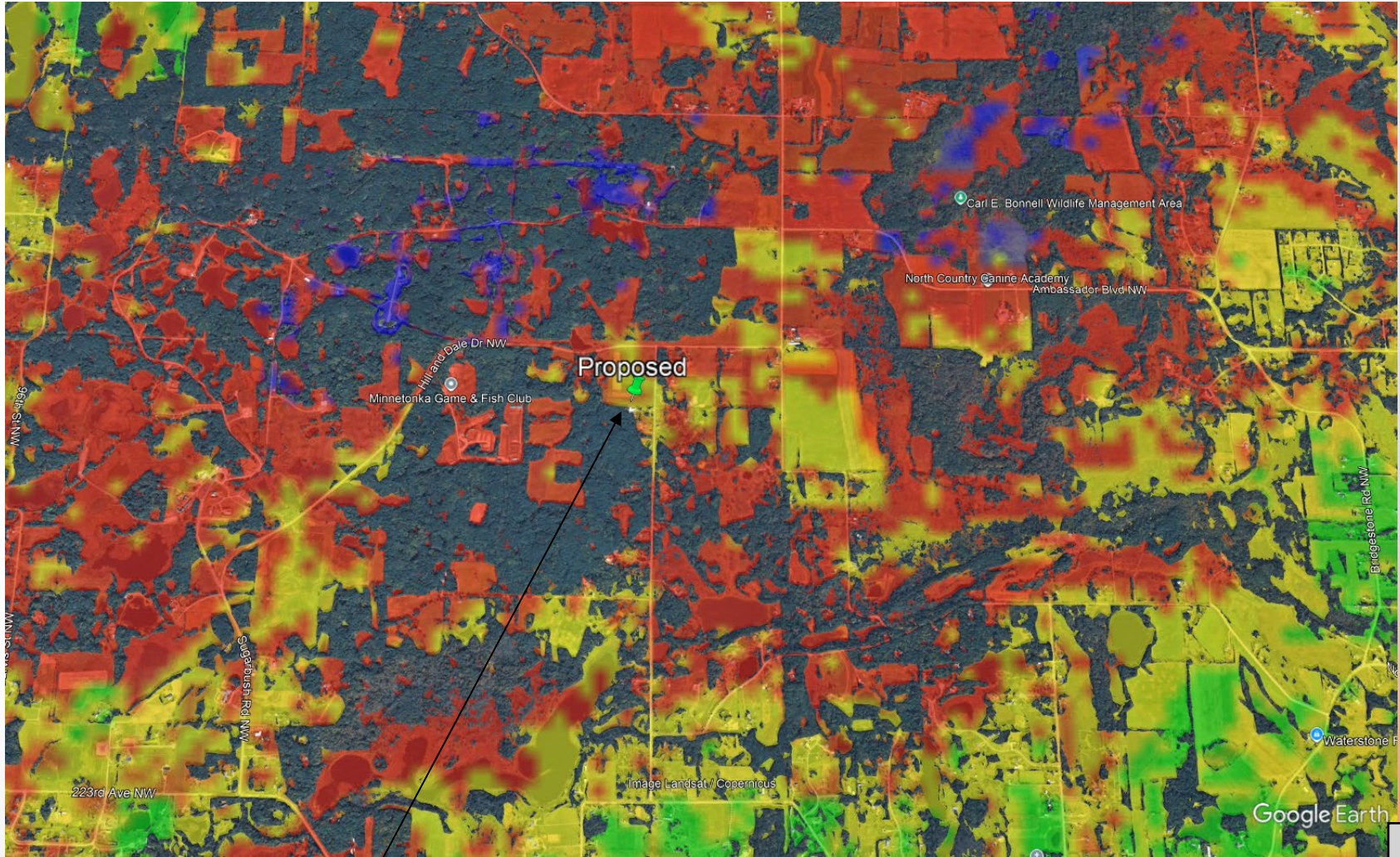


RSRP - Current Coverage

Zoomed

751 MHz - low band

LEGEND	
	Indoor >= -85 dbm
	In-Veh <i>Agenda Item # 6A.</i>
	Outdoor >= -106 dbm
	Marginal >= -115 dbm
	Marginal to no service >= -140 dbm



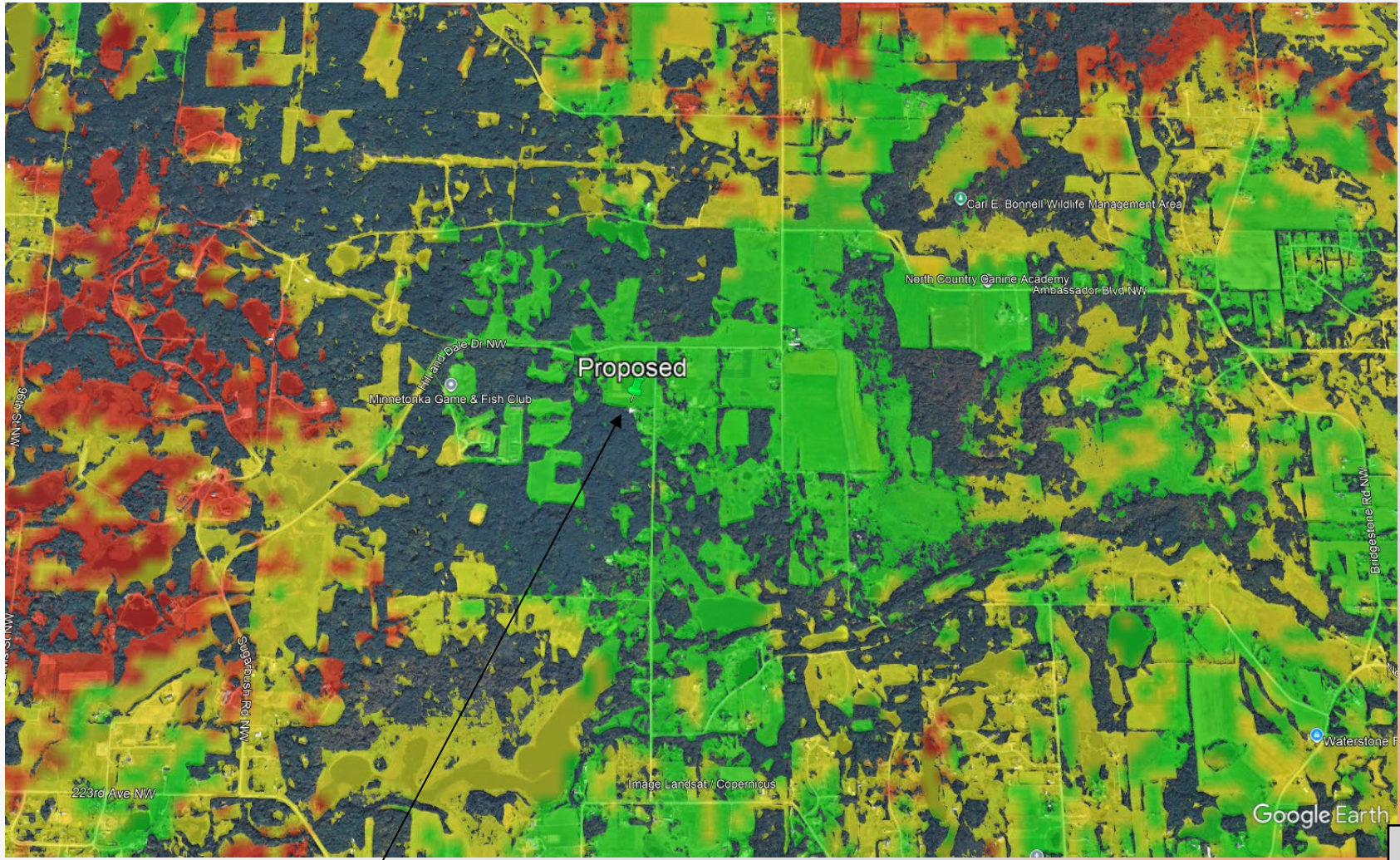
Proposed Site

RSRP - Proposed Coverage

Zoomed

751 MHz - low band

LEGEND	
	Indoor >= -85 dbm
	In-Veh <i>Agenda Item # 6A.</i>
	Outdoor >= -106 dbm
	Marginal >= -115 dbm
	Marginal to no service >= -140 dbm

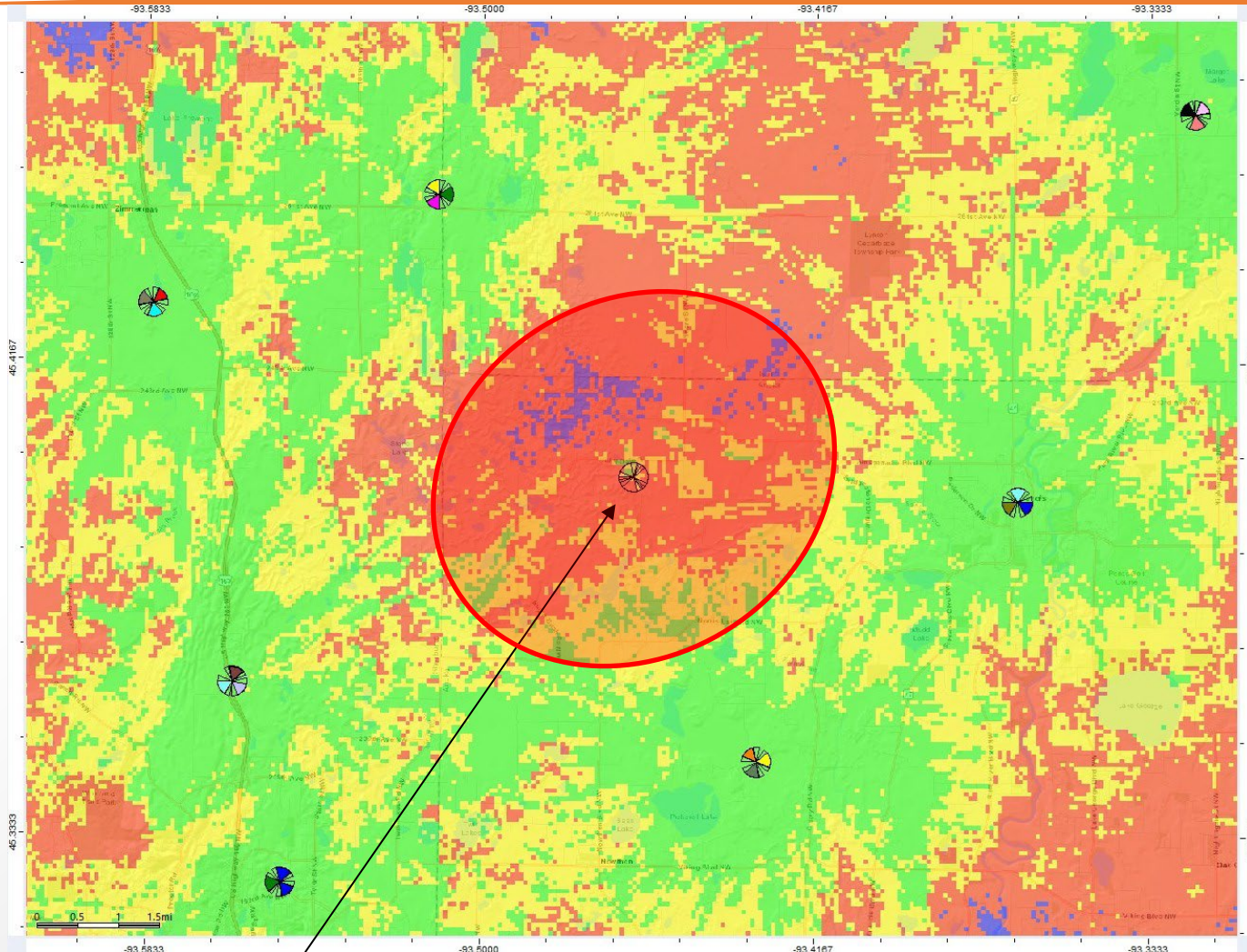


Proposed Site

RSRP - Current Coverage

751 MHz - low band

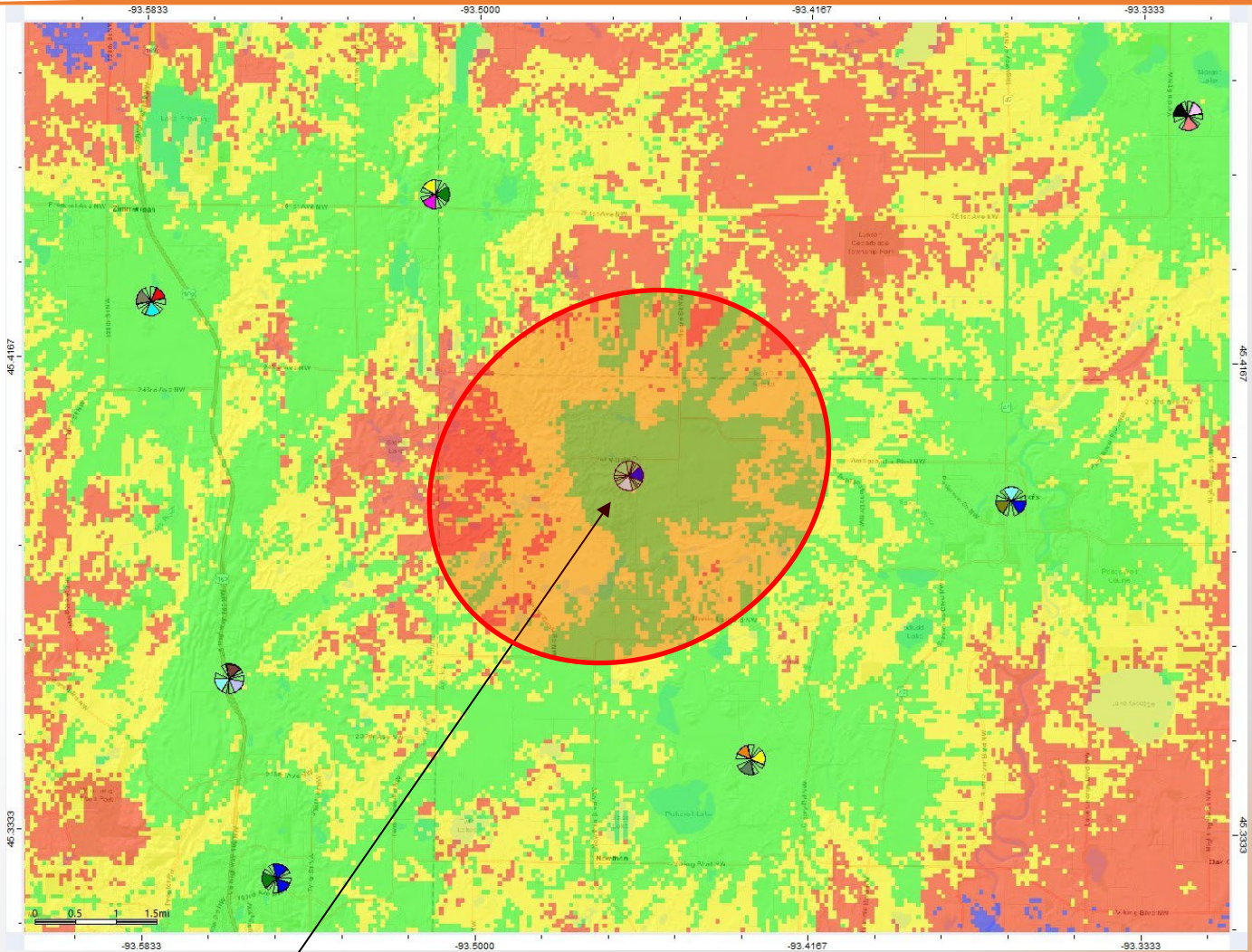
LEGEND	
	Indoor ≥ -85 dbm
	In-Veh <i>Agenda Item # 6A.</i>
	Outdoor ≥ -106 dbm
	Marginal ≥ -115 dbm
	Marginal to no service ≥ -140 dbm



Proposed Site

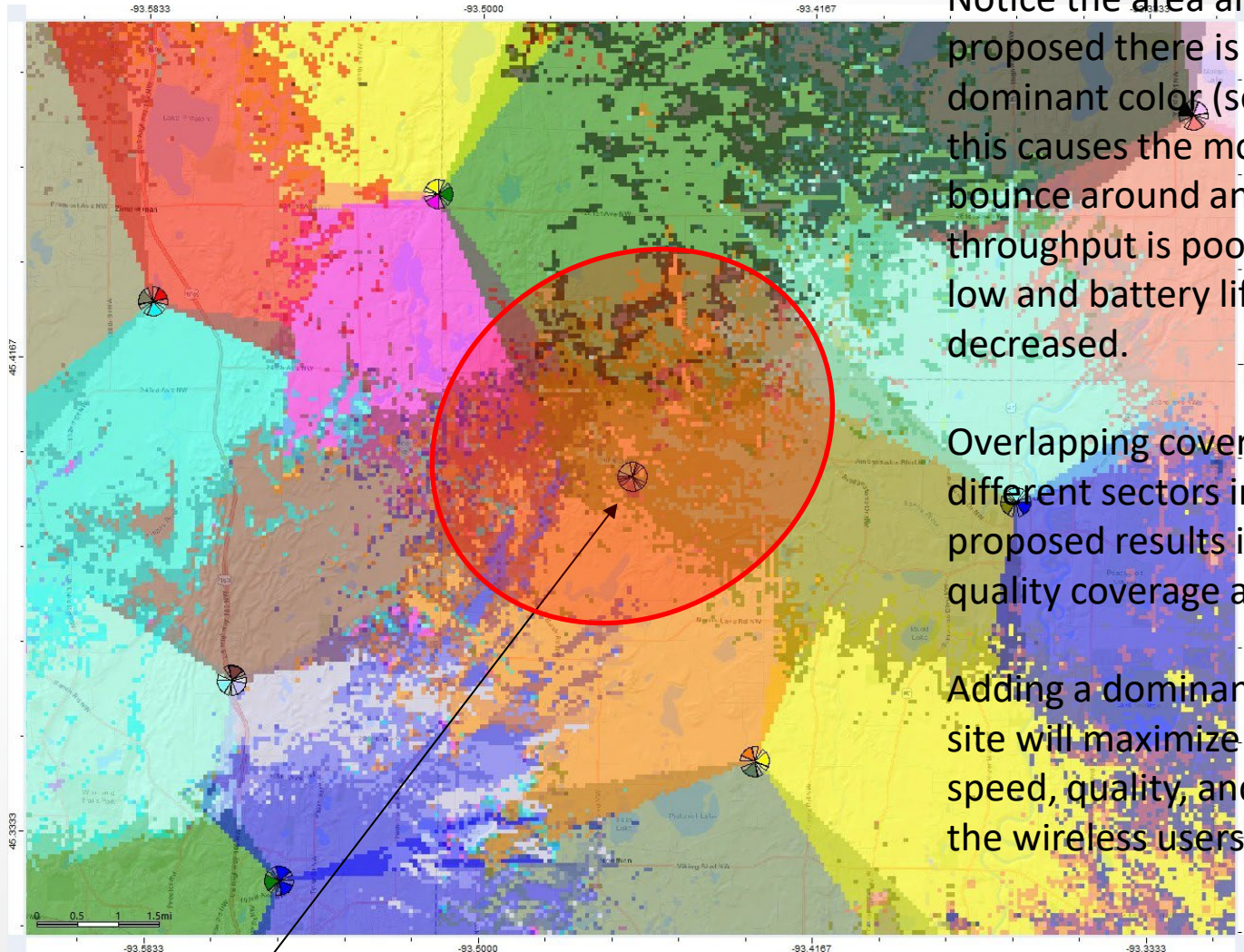
RSRP – Proposed Coverage 751 MHz - low band

LEGEND	
	Indoor \geq -85 dbm
	In-Veh <i>Agenda Item # 6A.</i>
	Outdoor \geq -106 dbm
	Marginal \geq -115 dbm
	Marginal to no service \geq -140 dbm



Proposed Site

Best Server Current Coverage 751 MHz - low band



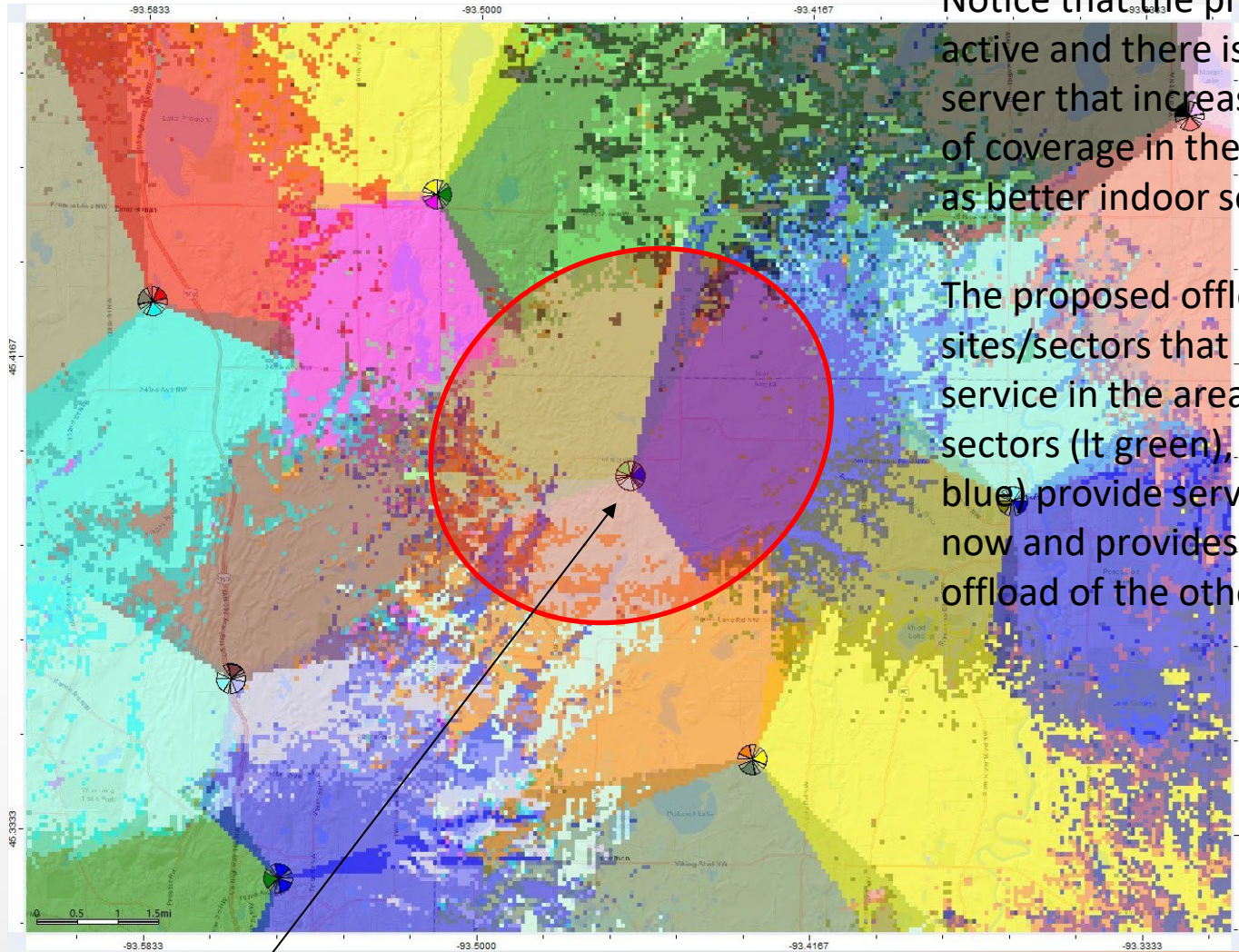
Notice the area around the proposed there is not a dominant color (sector/site) this causes the mobile to bounce around and the throughput is poor, quality is low and battery life is decreased.

Overlapping coverage from (6) different sectors in area of proposed results in lower quality coverage and capacity

Adding a dominant coverage site will maximize the data speed, quality, and reliability of the wireless users experience

Proposed Site

Best Server Proposed Coverage 751 MHz - low band



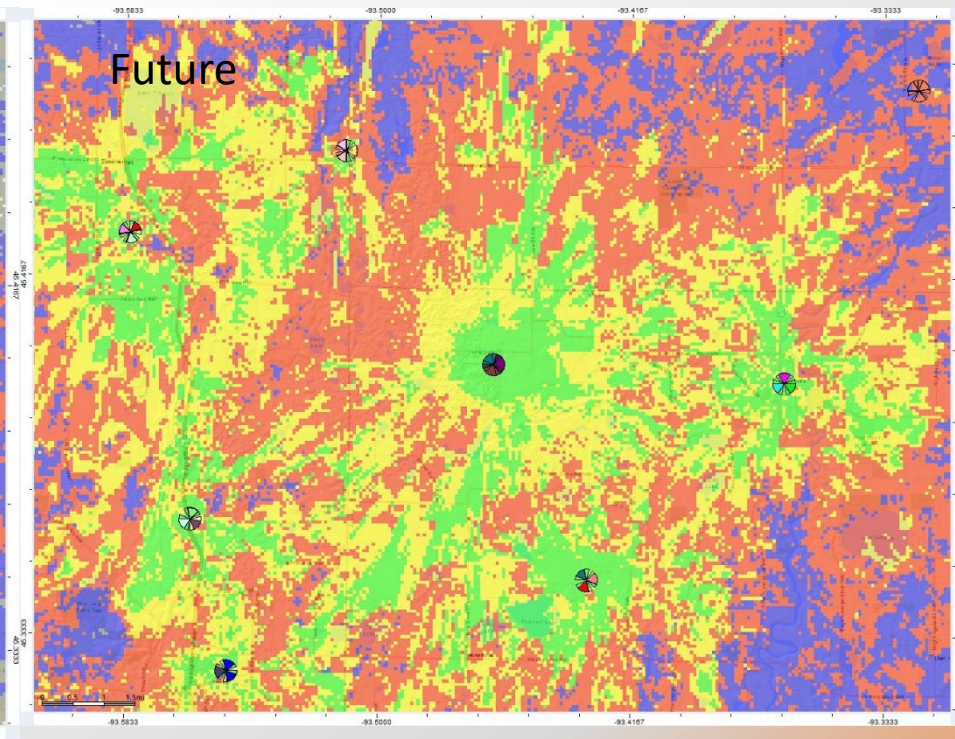
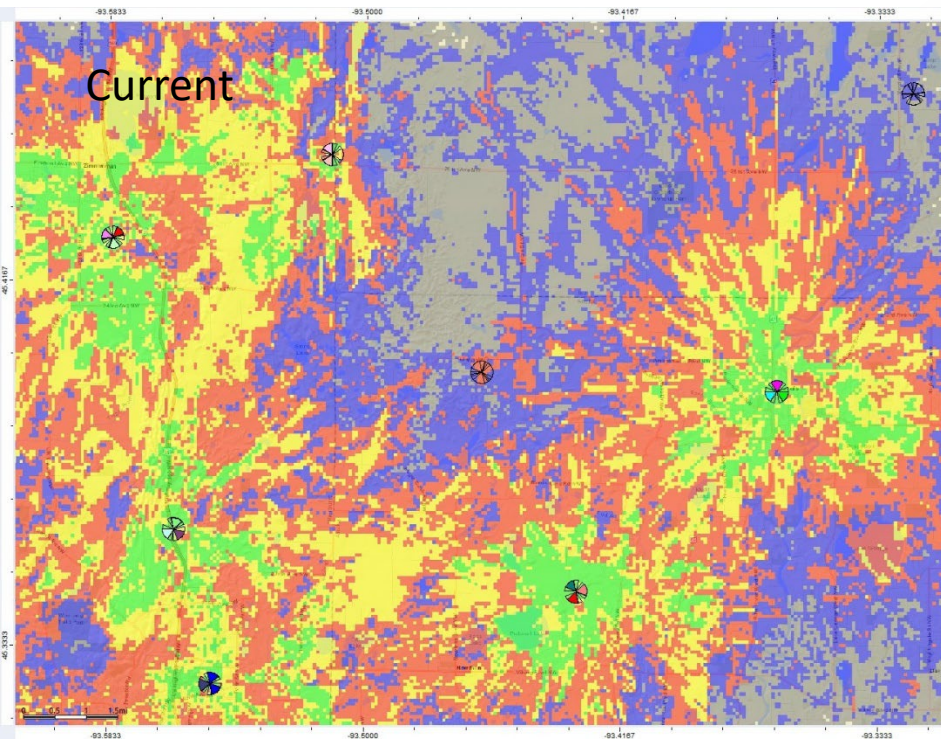
Notice that the proposed is now active and there is a dominant server that increases the quality of coverage in the area as well as better indoor services.

The proposed offloads the sites/sectors that are providing service in the area, the new sectors (It green), (blue), and (It blue) provide service in the area now and provides capacity offload of the other sites

Proposed Site

RSRP Coverage 2100 MHz - mid band

LEGEND	
	Indoor ≥ -85 dbm
	In-Veh <i>Agenda Item # 6A.</i>
	Outdoor ≥ -106 dbm
	Marginal ≥ -115 dbm
	Marginal to no service ≥ -140 dbm

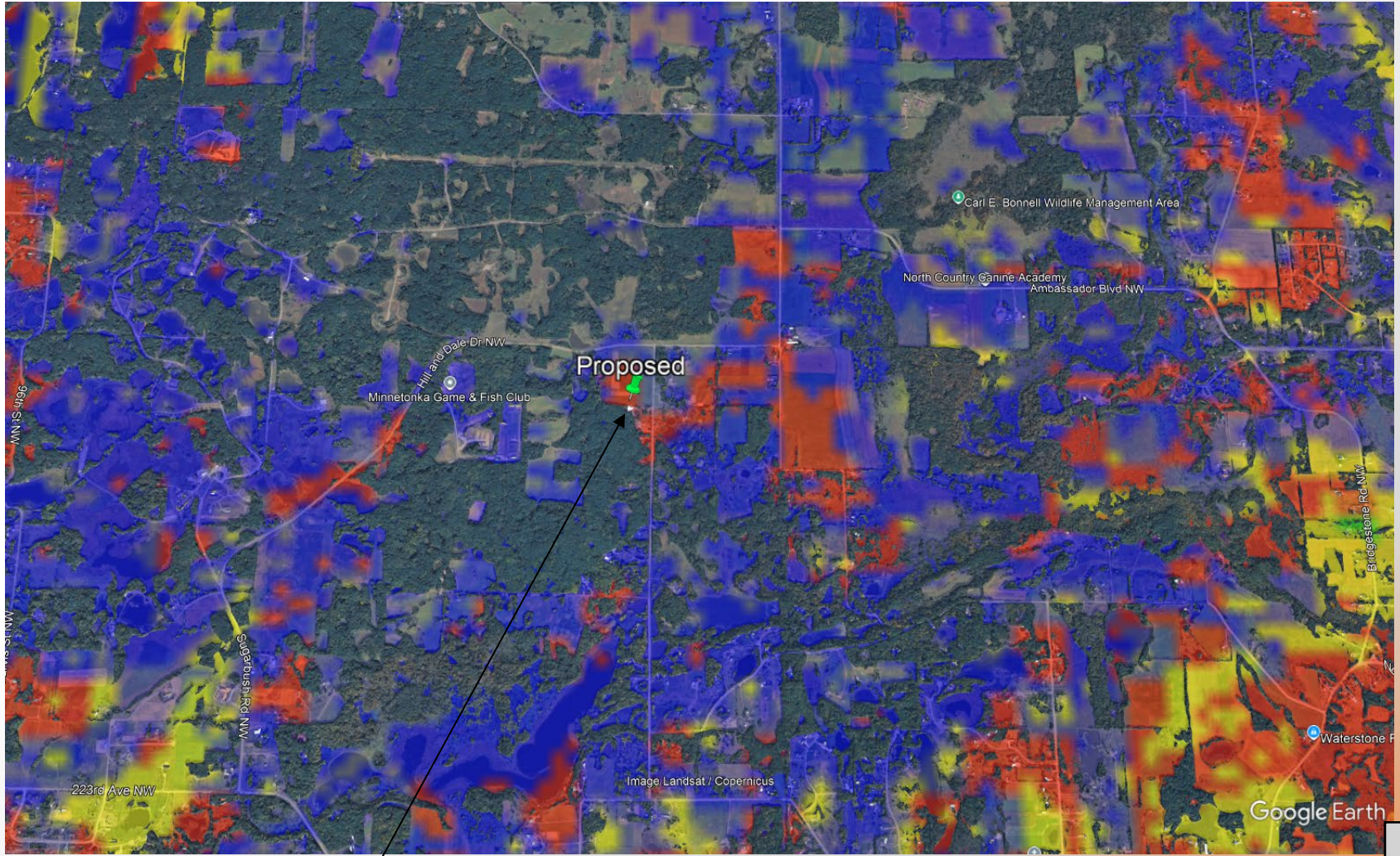


RSRP - Current Coverage

Zoomed

2100 MHz - low band

LEGEND	
	Indoor >= -85 dbm
	In-Veh <i>Agenda Item # 6A.</i>
	Outdoor >= -106 dbm
	Marginal >= -115 dbm
	Marginal to no service >= -140 dbm



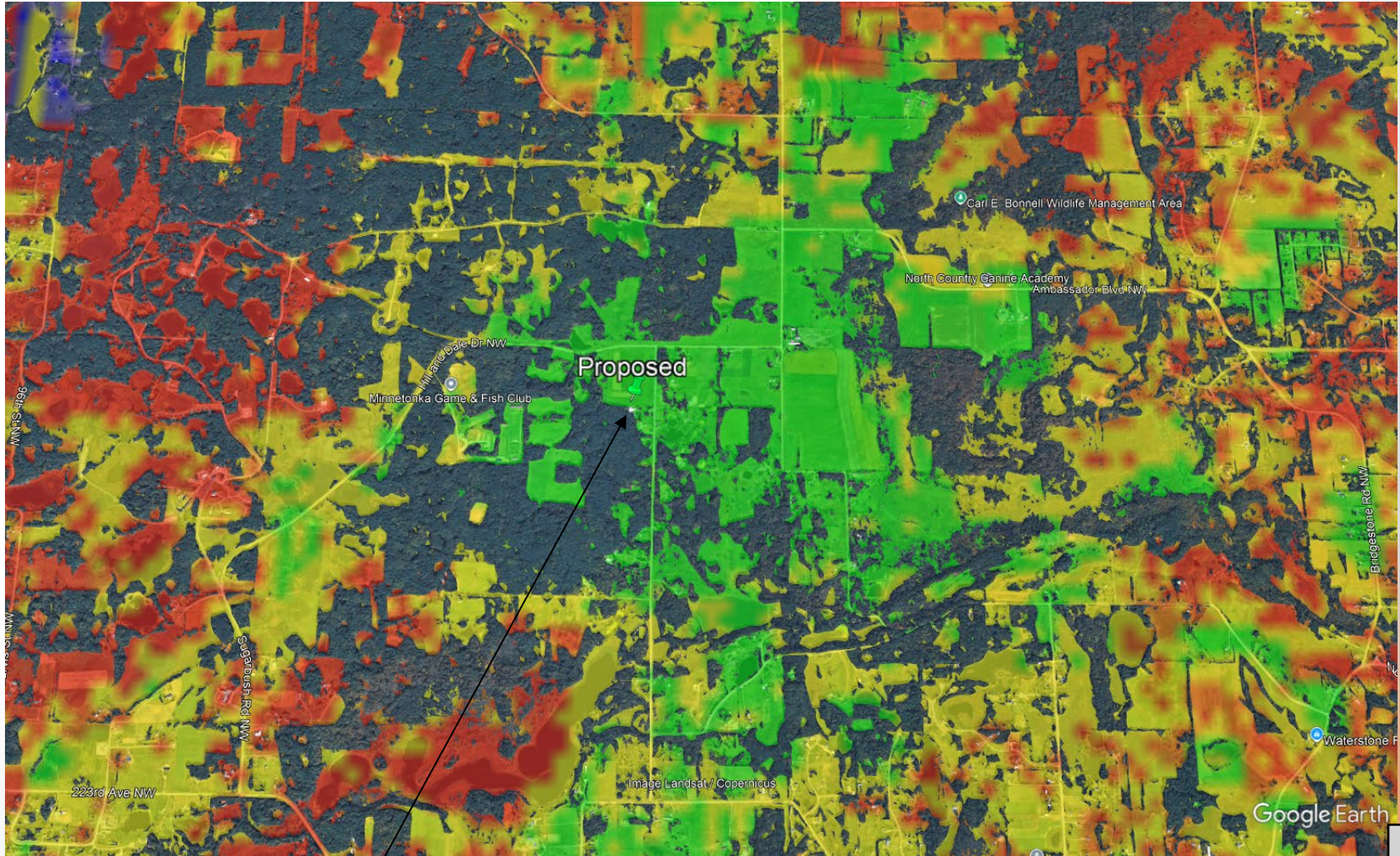
Proposed Site

RSRP - Proposed Coverage

Zoomed

2100 MHz - low band

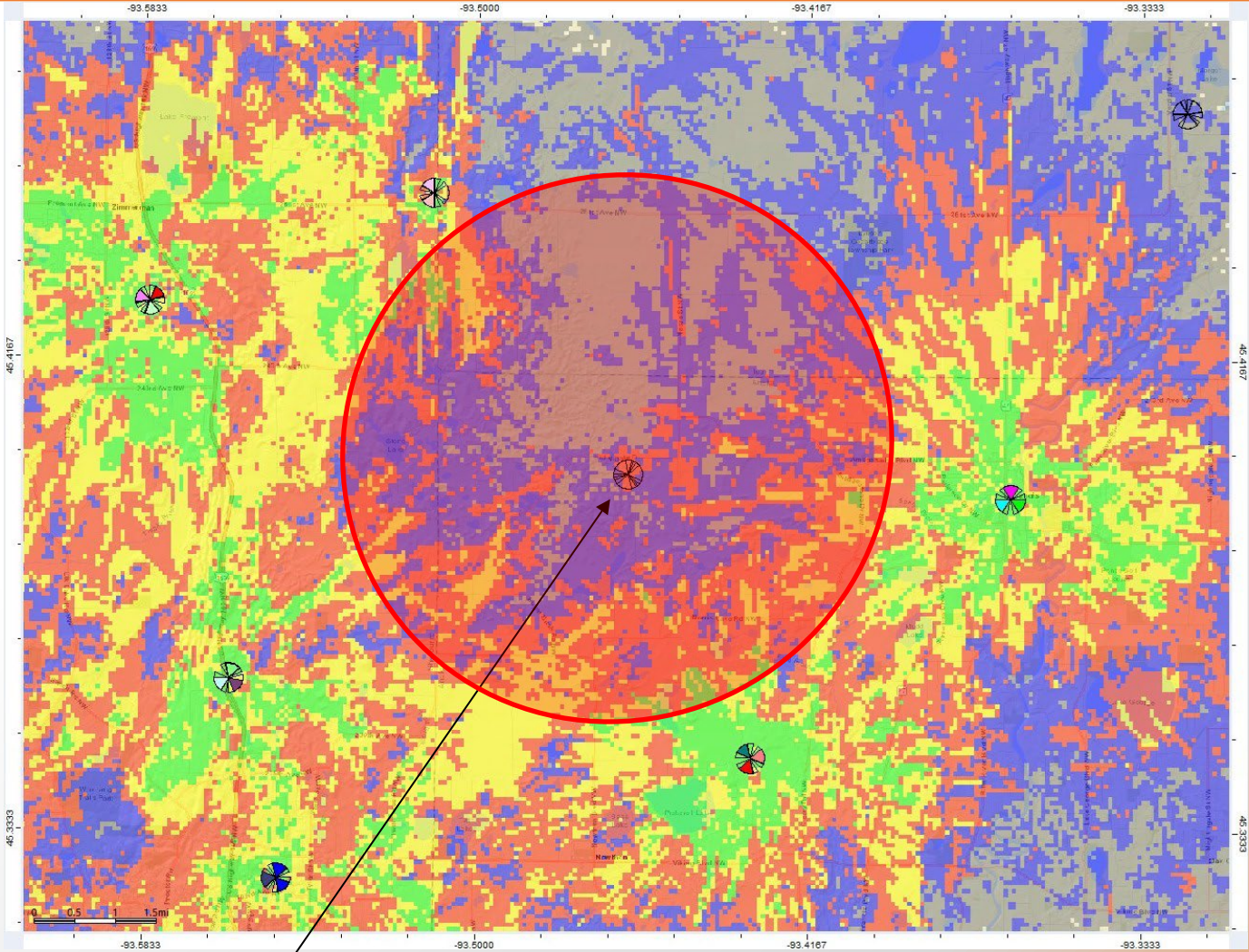
LEGEND	
	Indoor >= -85 dbm
	In-Veh <i>Agenda Item # 6A.</i>
	Outdoor >= -106 dbm
	Marginal >= -115 dbm
	Marginal to no service >= -140 dbm



Proposed Site

RSRP - Current Coverage 2100 MHz - mid band

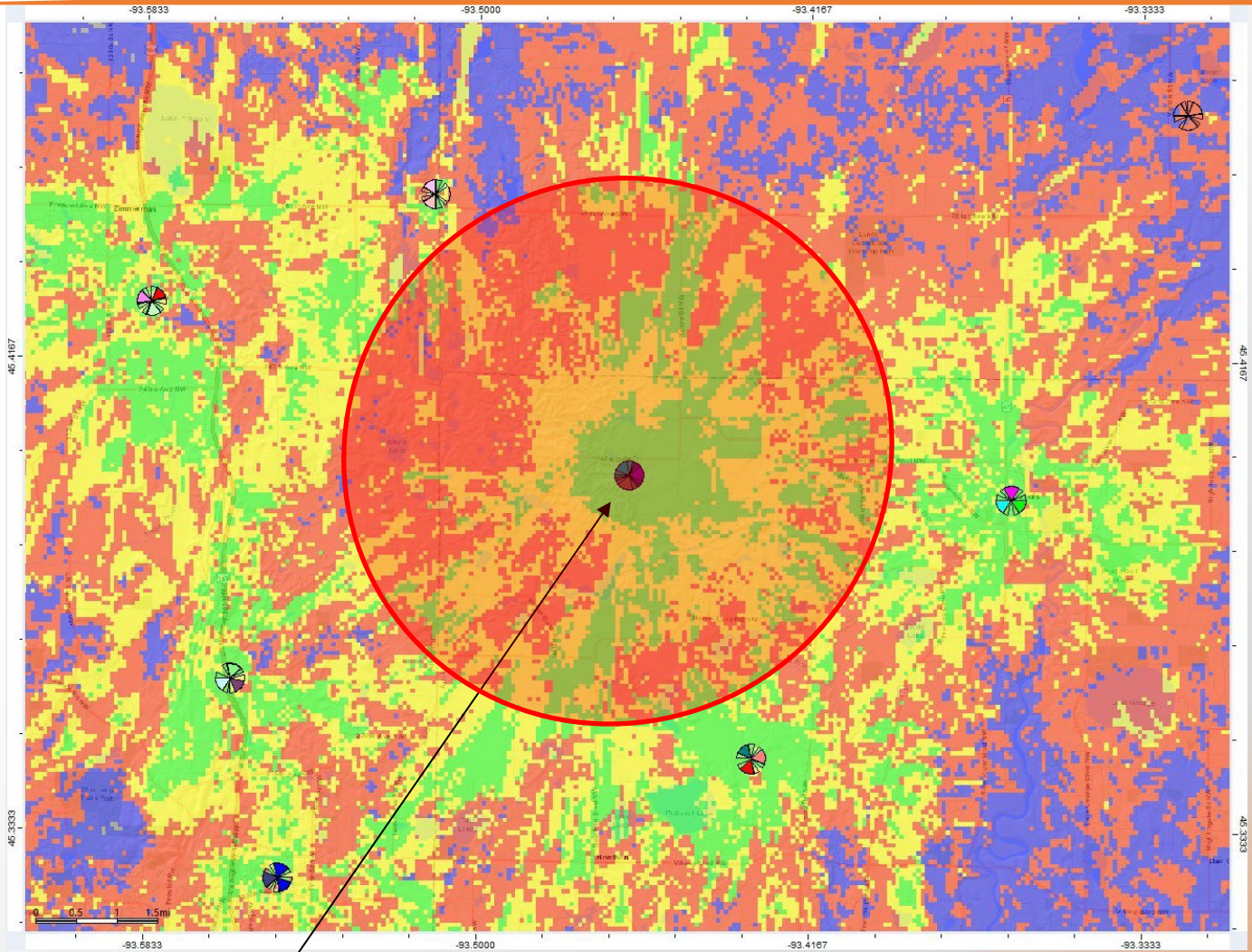
LEGEND	
	Indoor ≥ -85 dbm
	In-Veh <i>Agenda Item # 6A.</i>
	Outdoor ≥ -106 dbm
	Marginal ≥ -115 dbm
	Marginal to no service ≥ -140 dbm



Proposed Site

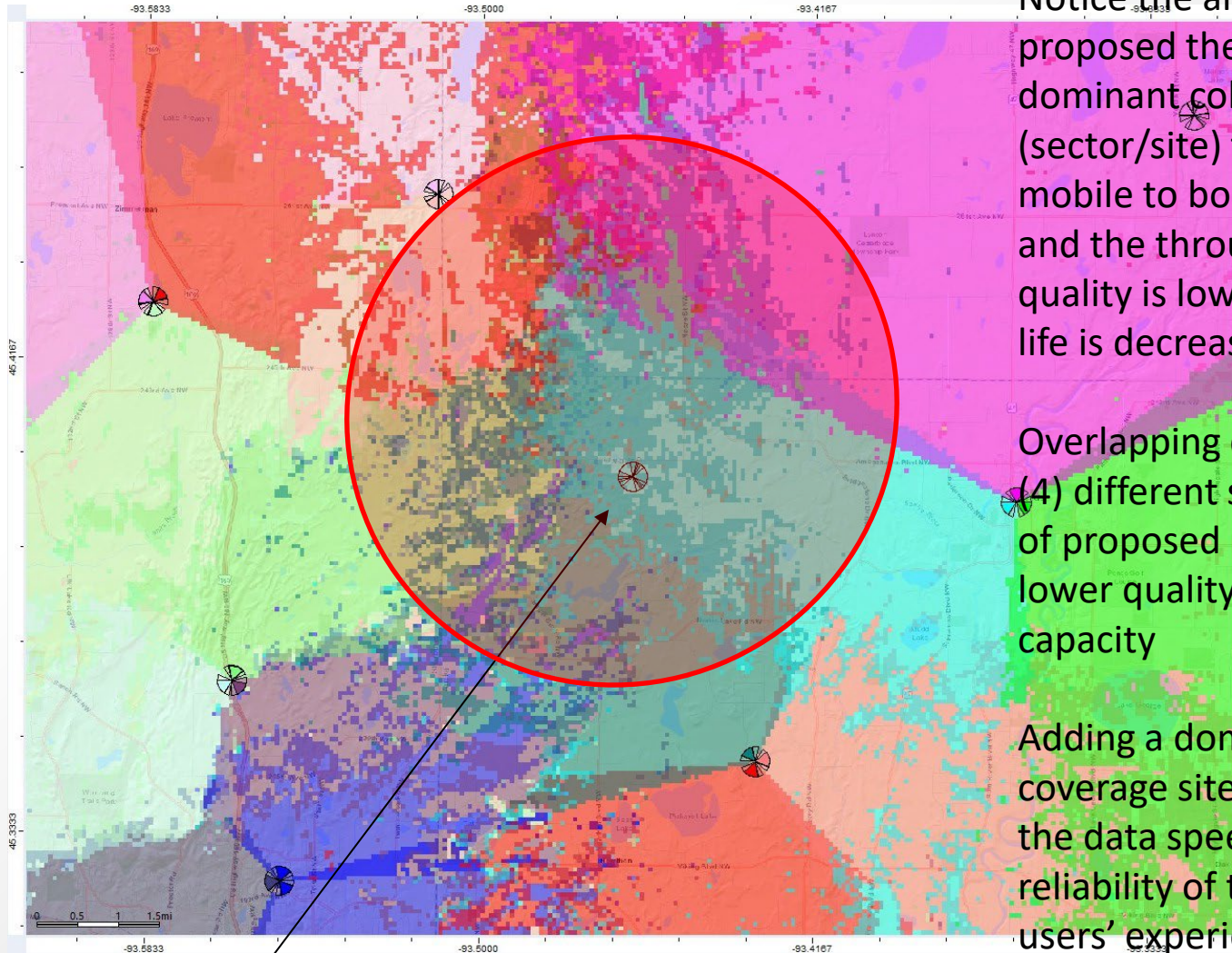
RSRP – Proposed Coverage 2100 MHz - mid band

LEGEND	
	Indoor ≥ -85 dbm
	In-Veh <i>Agenda Item # 6A.</i>
	Outdoor ≥ -106 dbm
	Marginal ≥ -115 dbm
	Marginal to no service ≥ -140 dbm



Proposed Site

Best Server Current Coverage 2100 MHz - mid band



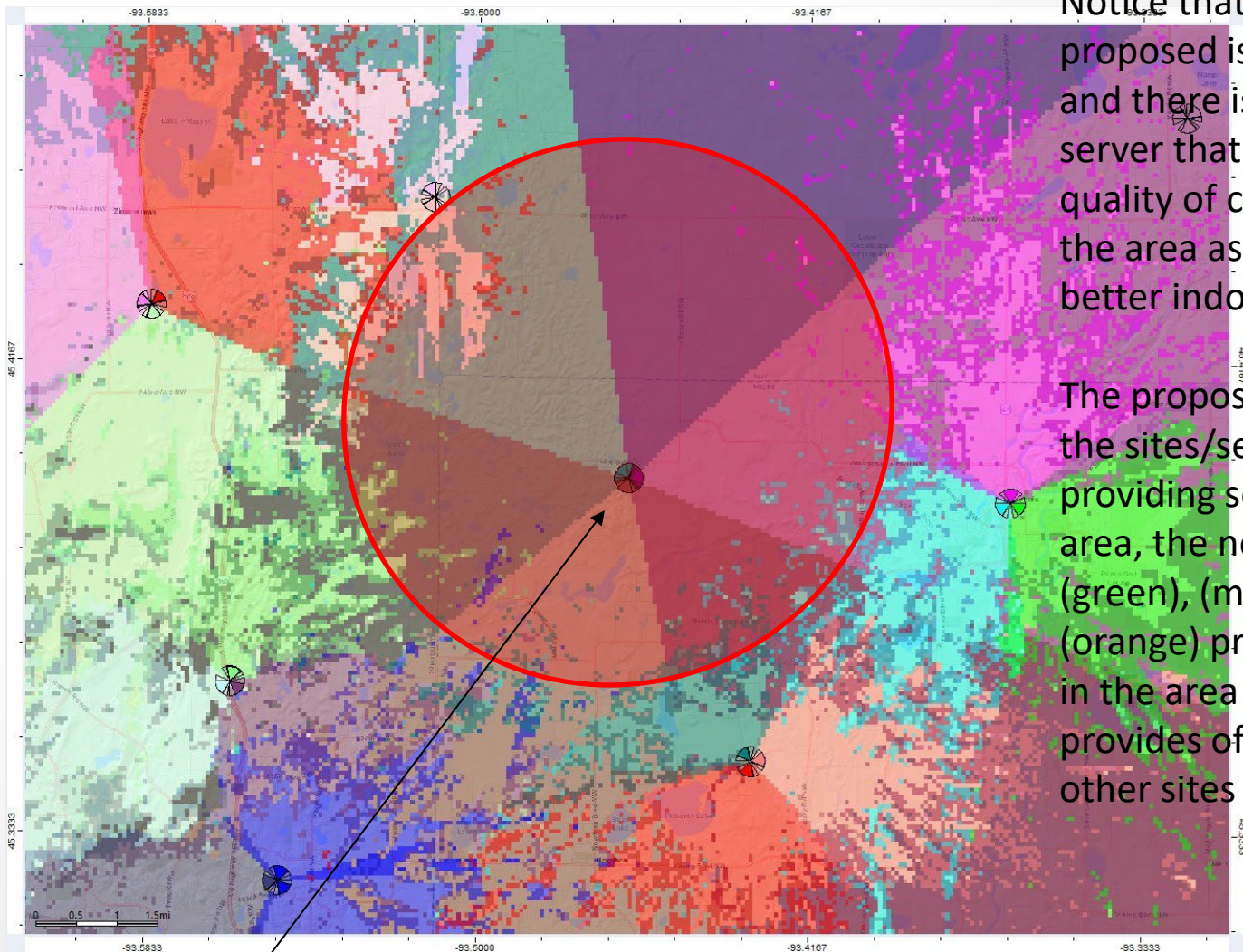
Notice the area around the proposed there is not a dominant color (sector/site) this causes the mobile to bounce around and the throughput is poor, quality is low and battery life is decreased.

Overlapping coverage from (4) different sectors in area of proposed results in lower quality coverage and capacity

Adding a dominant coverage site will maximize the data speed, quality, and reliability of the wireless users' experience

Proposed Site

Best Server Proposed Coverage 2100 MHz - mid band



Notice that the proposed is now active and there is a dominant server that increases the quality of coverage in the area as well as better indoor services.

The proposed offloads the sites/sectors that are providing service in the area, the new sectors (green), (magenta), and (orange) provide service in the area now and provides offload of the other sites

Proposed Site

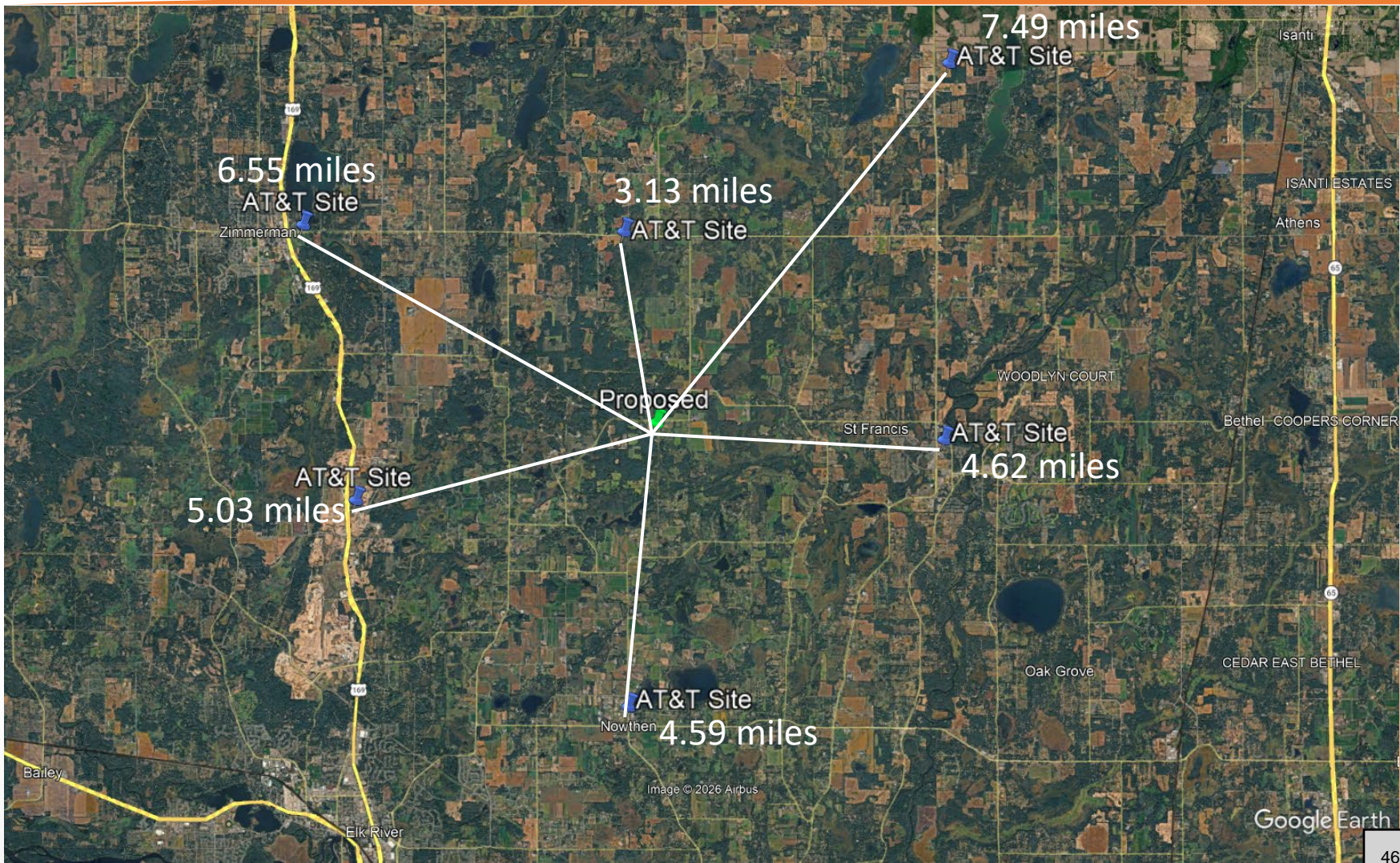
Analysis

- † Current sites/sectors providing service in the area are in need of capacity offload
- † A new site is needed to improve the throughput per user and coverage
- † Quality coverage is lacking along Nacre Street NW
- † This proposed site would provide good service for the customers in area
- † Tower is designed to allow for multiple tenants

Recommendation

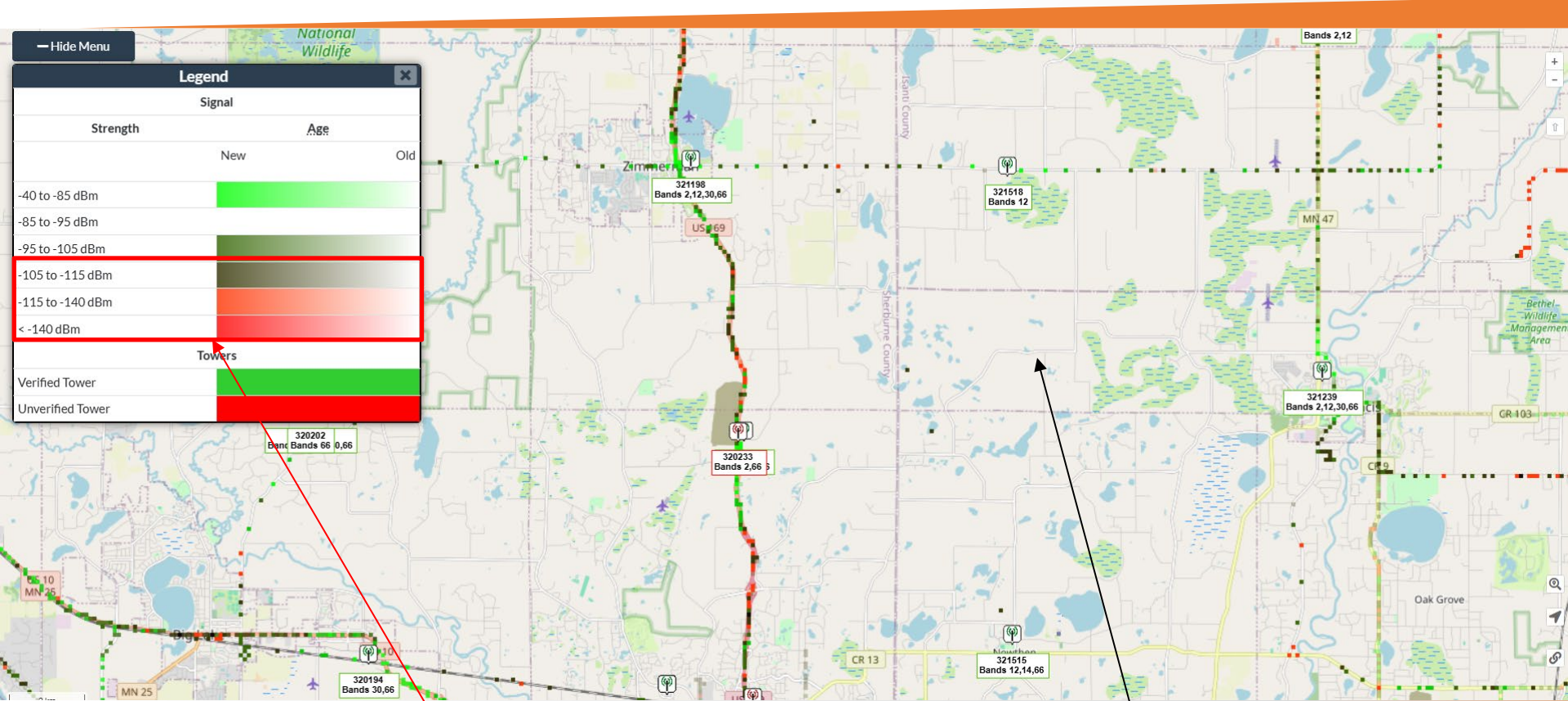
- † Recommend approval of the proposed at the height requested for Verizon to provide high quality service to the area

Existing AT&T Sites



CellMapper Data for AT&T

Source <https://cellmapper.net>



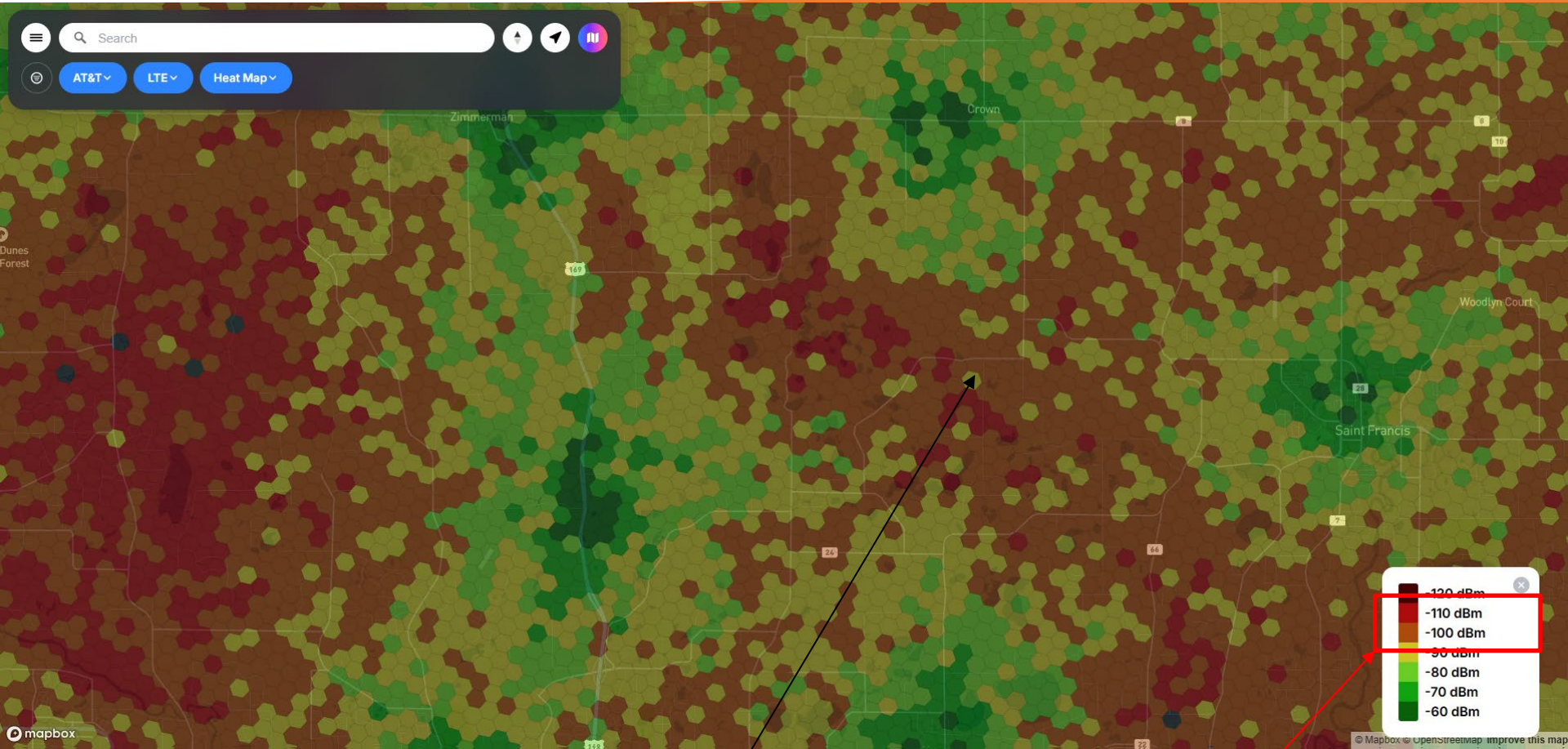
Poor Service Quality

Proposed Site

Coverage Map Data for AT&T

Agenda Item # 6A.

Source <https://map.coveragemap.com>



Proposed Site

Poor Service Quality

FCC Broadband Map AT&T In-Vehicle Mobile

Source: <https://broadbandmap.fcc.gov/home>

FCC maps show a lack of coverage SW of the proposed

Environment: In Vehicle Mobile Percent Coverage Threshold: >= 75

Data As Of Jun 30, 2025 (latest) (Last Updated: 4/15/26)

Selected Providers

Provider	Technology	Action
Verizon Communications Inc.	4G LTE	<input type="checkbox"/> Toggle Visibility
AT&T Inc.	4G LTE	<input checked="" type="checkbox"/>
T-Mobile USA, Inc.	4G LTE	<input type="checkbox"/>

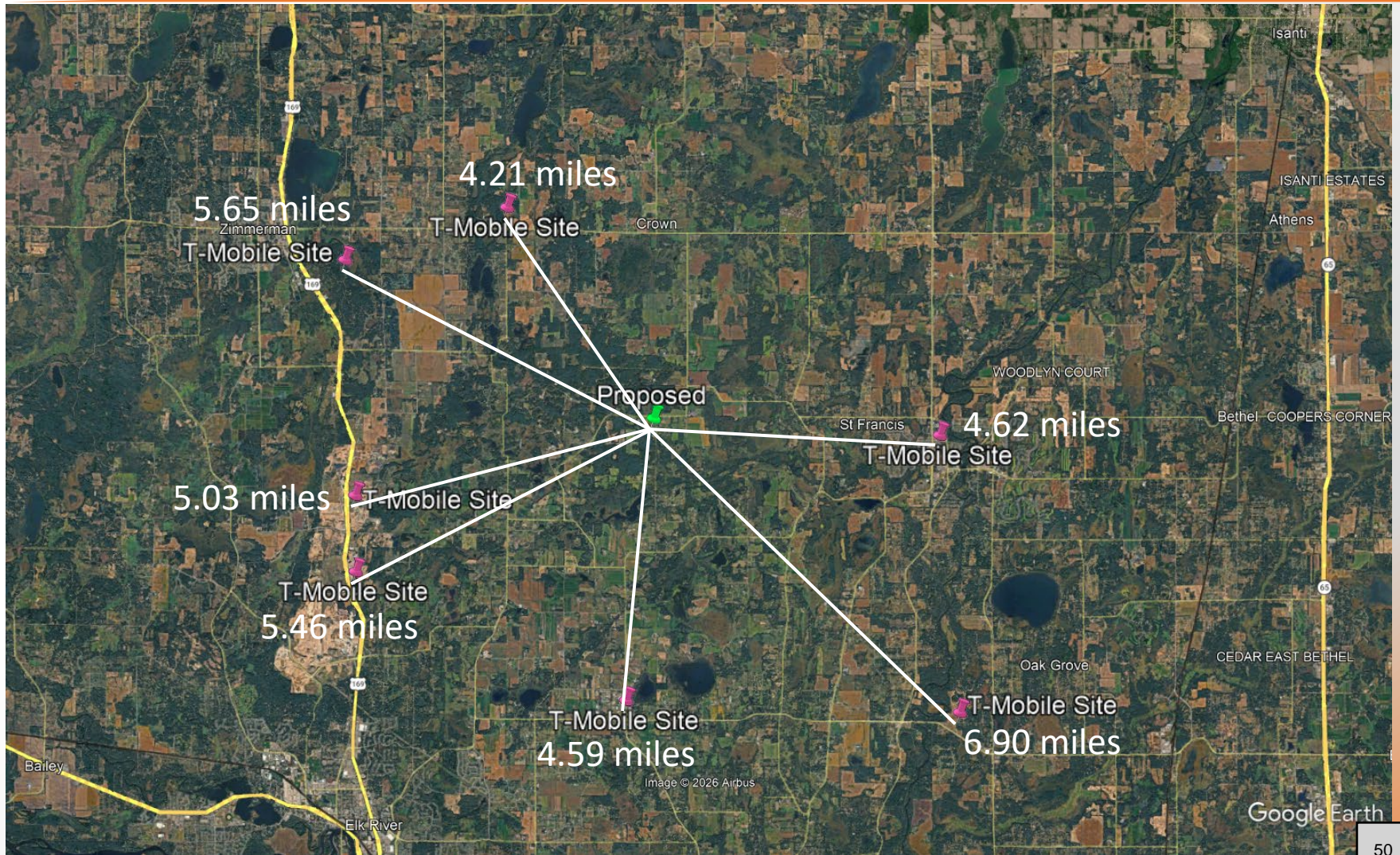
Percentage of Area with Coverage

Provider	Technology	Percentage of Area with Coverage
Verizon Communi...	4G LTE	25%
AT&T Inc.	4G LTE	35%
T-Mobile USA, I...	4G LTE	19%

Zoom Level: 11.39 Hex Level: 8

Proposed Site

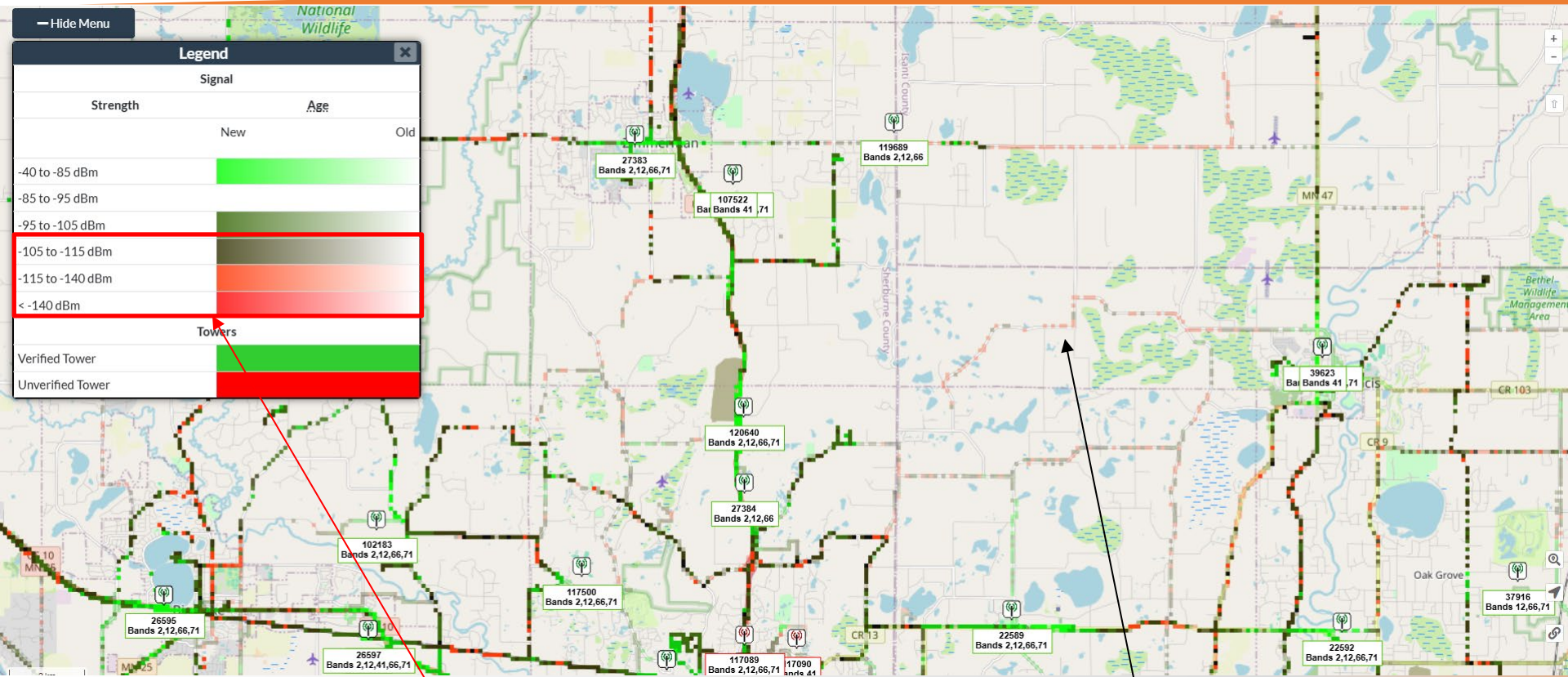
Existing T-Mobile Sites



CellMapper Data for T-Mobile

Agenda Item # 6A.

Source <https://cellmapper.net>



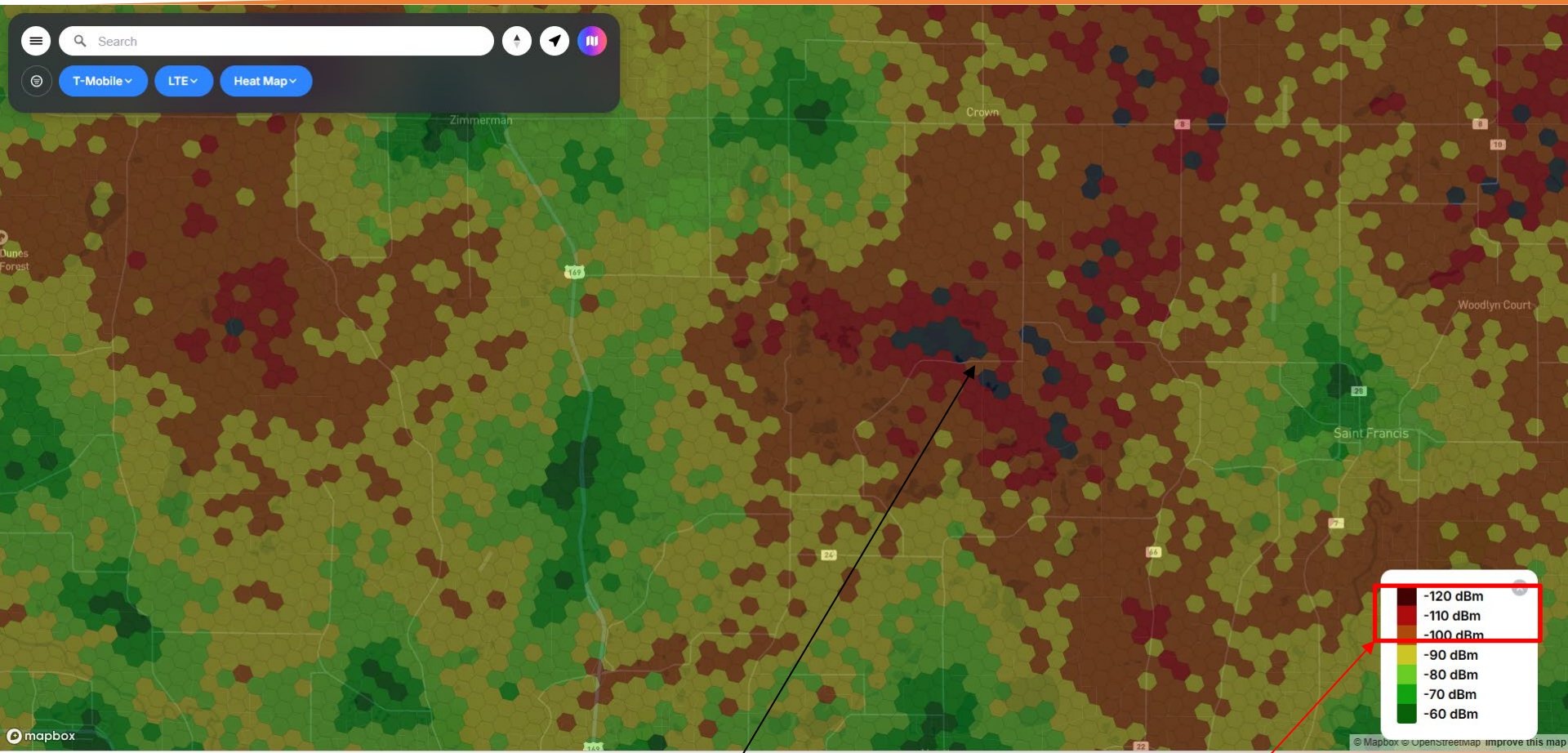
Poor Service Quality

Proposed Site

Coverage Map Data for T-Mobile

Agenda Item # 6A.

Source <https://map.coveragemap.com>



Proposed Site

Poor Service Quality

FCC Broadband Map

T-Mobile In-Vehicle Mobile

Source: <https://broadbandmap.fcc.gov/home>

FCC National Broadband Map

Environment: In Vehicle Mobile Percent Coverage Threshold: >= 75

Data As Of: Jun 30, 2025 (latest) (Last Updated: 4/15/26)

Selected Providers

Provider	Technology	Action
Verizon Communications Inc.	4G LTE	
AT&T Inc.	4G LTE	
T-Mobile USA, Inc.	4G LTE	

Percentage of Area with Coverage

Provider	Technology	Percentage of Area with Coverage
Verizon Communications Inc.	4G LTE	25%
AT&T Inc.	4G LTE	35%
T-Mobile USA, Inc.	4G LTE	18%

FCC maps show a lack of coverage around the Proposed Site

Proposed Site

Vertical Bridge
MN-5487 Spring Hill
Verizon MIN SPRING HILL
Capacity Site



ALTERNATE HEIGHT ANALYSIS

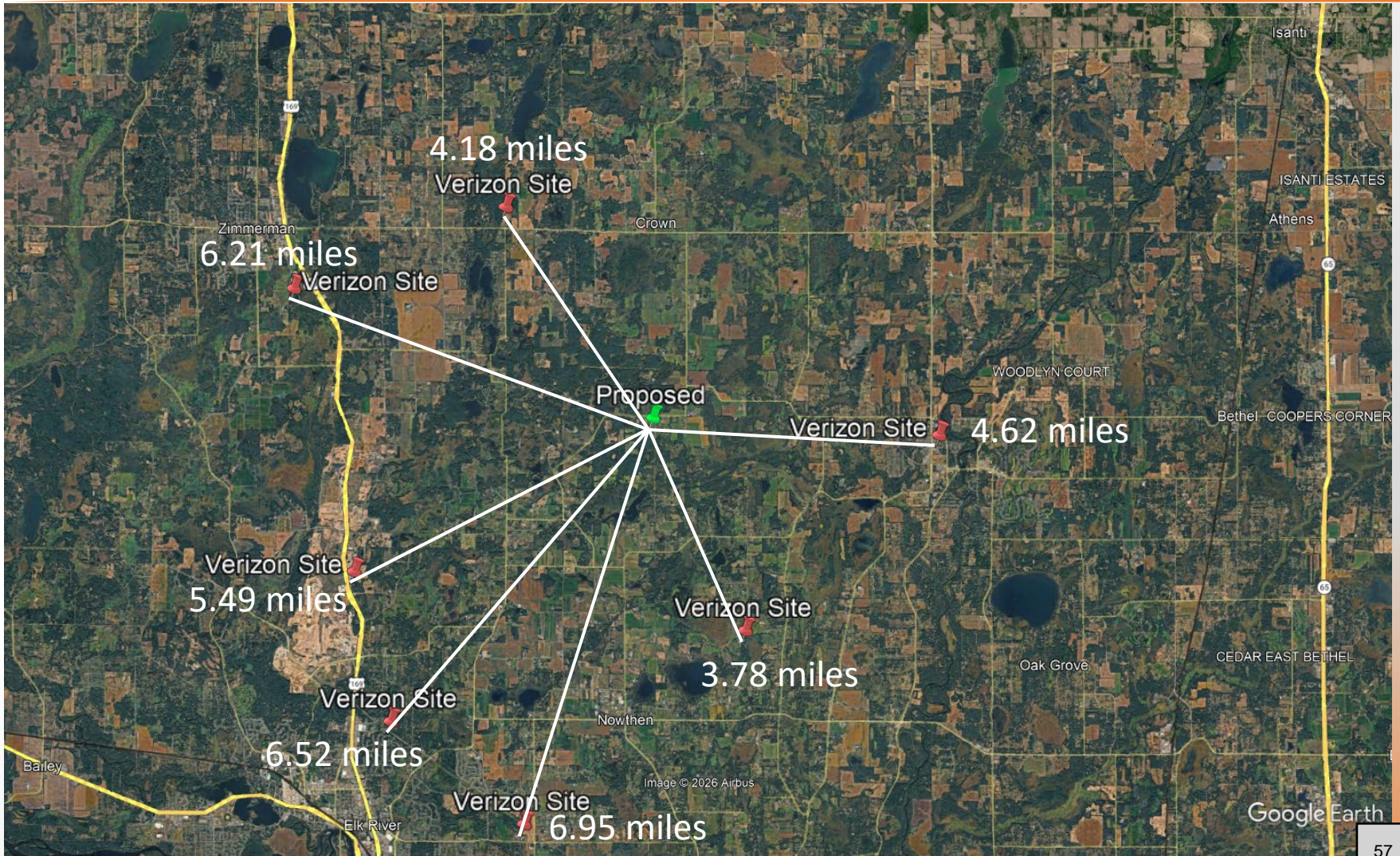
Alternate Height

- † Requested to review alternative height for proposed site
- † Primary objective is to provide capacity offload (throughput) to the surrounding sites that are over capacity
- † Provide better quality coverage to the area

Zoom – proposed site



Existing Verizon Sites and Proposed



Capacity – an analogy

- † Water pipeline – Imagine a water pipe that feeds a residential street
- † If only **1** house connects to the pipe, they get **100%** of the capacity (gallons per minute / GPM)
- † If **(2)** houses connect each gets **50%** of the GPM, if **(4)** houses connect each gets **25%** of the GPM, if **(8)** houses connect each gets **12.5%** of the GPM
- † Take that analogy and compare it to a radio channel
- † A radio channel is a finite resource with a limit and much like the water pipe users share that resource.
- † The more users in an area on a channel the less GPM (Throughput) per user
- † This is what is happening in the area around the proposed, there are so many users requiring the throughput that the amount per user (throughput) is far below the quality standards for the wireless carrier

What is an Offload (Capacity) Site?

- Notice the (4) existing sites to the NW, East and South of the proposed cover the area of the proposed currently
- Mobiles around the proposed are jumping between these (4) sectors for service (coverage and bandwidth (throughput), this is shown by seeing the multiple colors mixed up in the area around the proposed
- This is causing a lower amount of throughput per user because they are on cell edge
- This is causing higher amount of power required to make link per user
- The amount of users in the area are above what the current sites can handle so it is low throughput per user and low quality for wireless customers
- To resolve this issue of low throughput wireless carriers design cell splits (capacity sites) to alleviate this problem

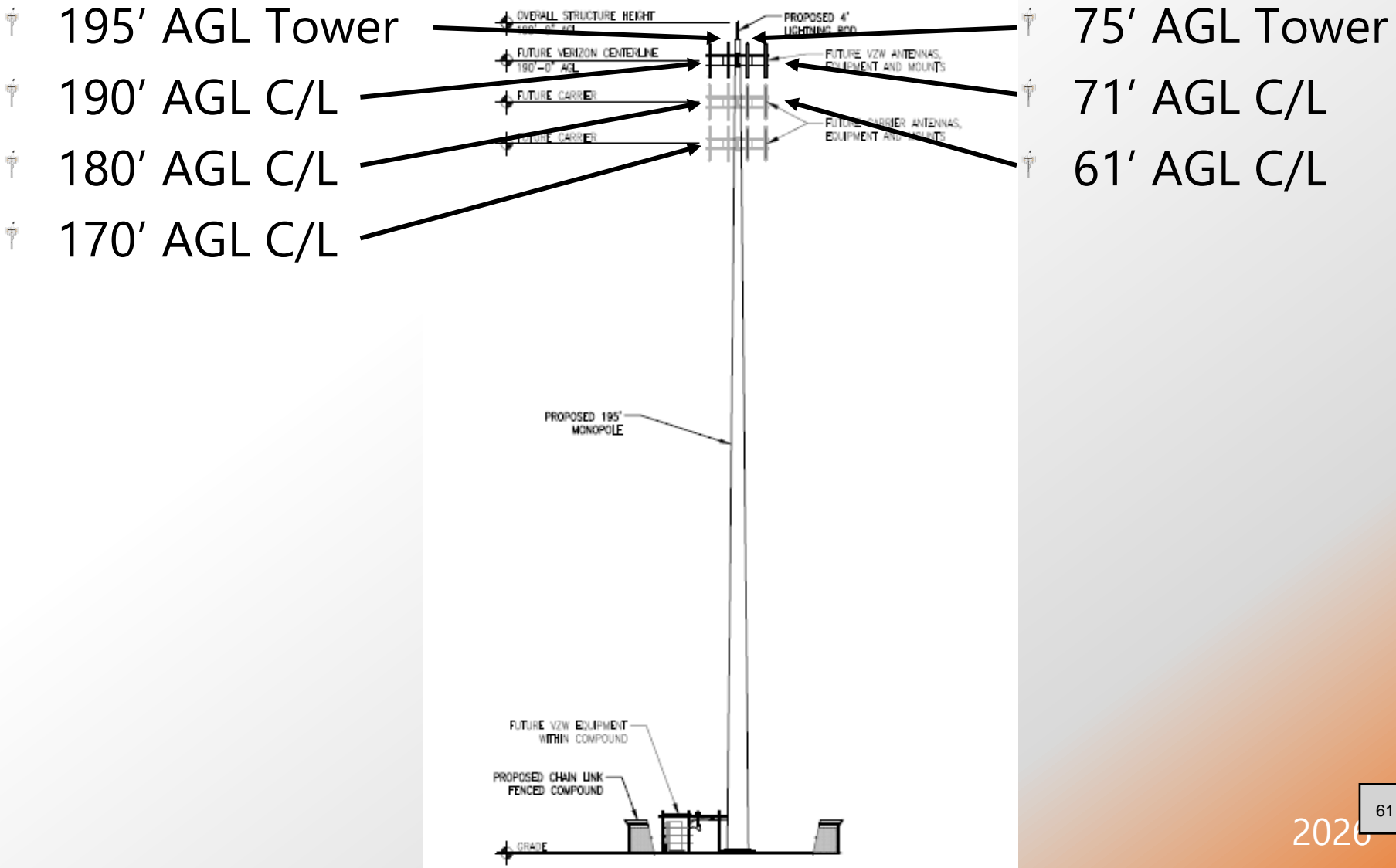


Proposed Site

Alternate Height

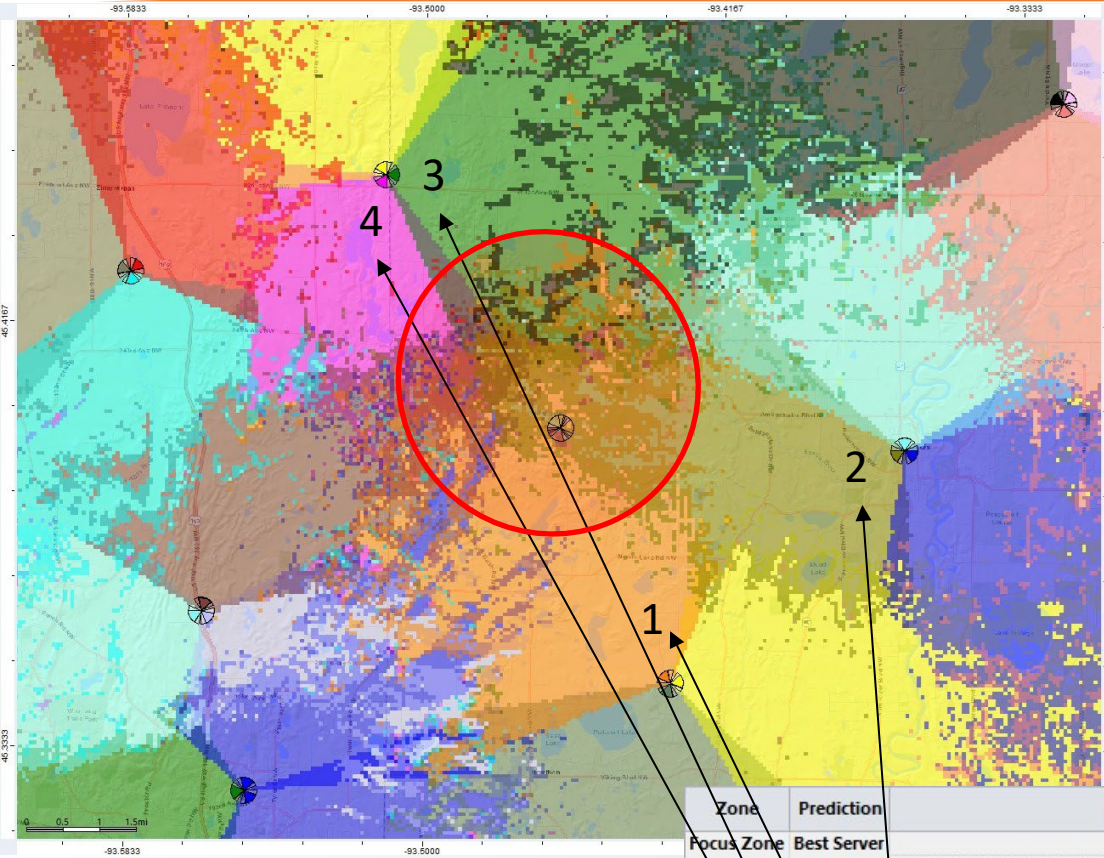
- † Vertical Bridge and Verizon have requested a 195' monopole with a 4' lightning rod
 - Verizon requested height is 190' AGL
 - Future 2nd carrier would be located at 180' AGL
 - Future 3rd carrier would be located at 170' AGL
- † Jurisdiction has a height limit placed on towers of 75' AGL
 - Verizon height would be 71' AGL
 - Future 2nd carrier would be located at 61' AGL
- † Analysis was completed on Verizon antenna system/network

Alternate Height Graphic



Best Server – low band Existing Coverage

Total Surface Area of Focus Zone		
Sector	(km ²)	% of Focus Zone Area
1	32.0	Agenda Item # 6A.
2	28.52	49.3
3	11.24	19.4
4	7.24	12.5



Graphic to left shows coverage and capacity provided by existing Verizon sites, table below shows which sectors provide in the coverage objective
Table below shows the amount of coverage provided by each sector in the coverage objective

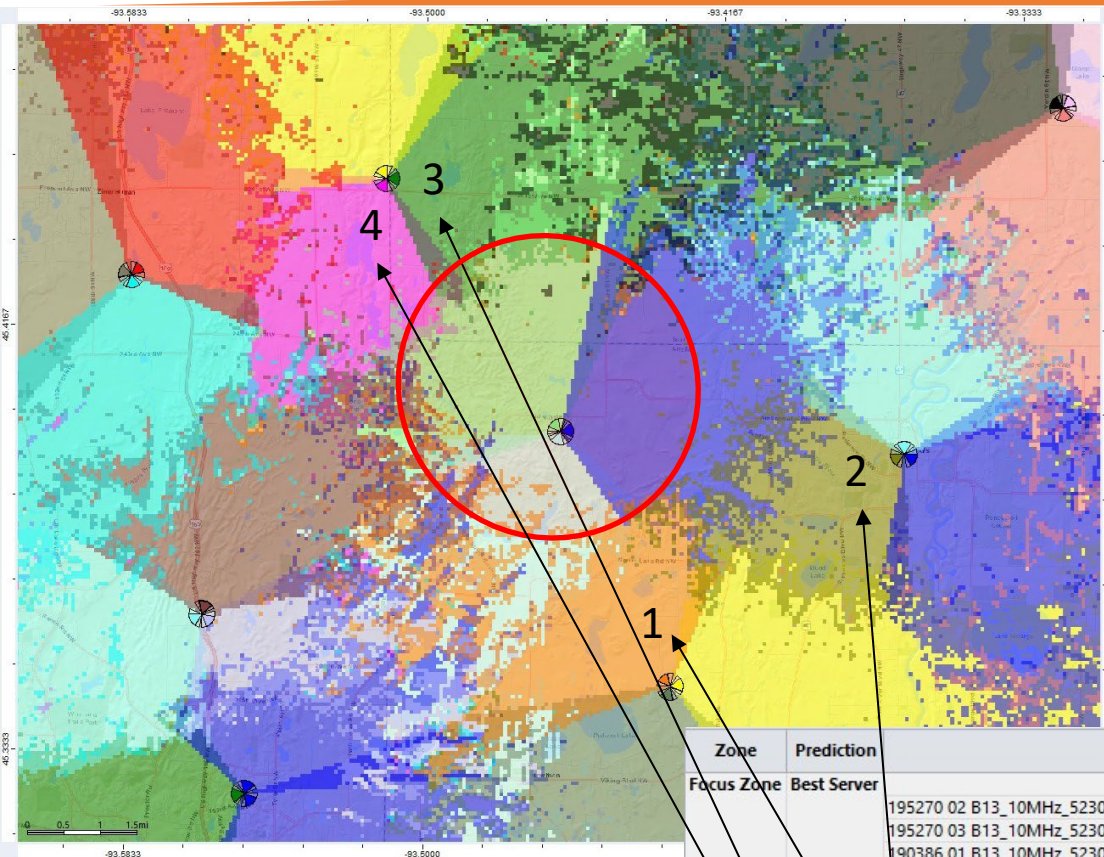
Overlapping coverage from (4) different sectors in area of proposed results in lower quality coverage and capacity

Adding a dominant coverage site will maximize the data speed, quality, and reliability of the wireless users' experience

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	Best Server		57.74763	57.900364	100	100
		195270 02 B13_10MHz_5230 MN06_MARGET_LAKE (D-0000)		1.022048	1.8	1.8
		195270 03 B13_10MHz_5230 MN06_MARGET_LAKE (D-0000)		2.55512	4.4	4.4
		190386 01 B13_10MHz_5230 ST_FRANCIS (C-0000)		5.285064	9.1	9.2
	2	190386 03 B13_10MHz_5230 ST_FRANCIS (C-0000)		28.523211	49.3	49.4
		190469 01 B13_10MHz_5230 MIN_ZIMMERMAN (C-0000)		0.107584	0.2	0.2
		190469 02 B13_10MHz_5230 MIN_ZIMMERMAN (C-0000)		0.322752	0.6	0.6
	1	190569 01 B13_10MHz_5230 NOWTHEN (C-0000)		32.060036	55.4	55.5
		190569 02 B13_10MHz_5230 NOWTHEN (C-0000)		1.196872	2.1	2.1
		190570 01 B13_10MHz_5230 MIN_ELK_RIVER_NORTH (C-0000)		9.743076	16.8	16.8
		190570 02 B13_10MHz_5230 MIN_ELK_RIVER_NORTH (C-0000)		1.001876	1.7	1.7
		190744 01 B13_10MHz_5230 MIN_MILLENNIUM (C-0000)		8.707581	15	15.1
	3	195772 02 B13_10MHz_5230 LAVONIA (C-0000)		11.249252	19.4	19.5
	4	195772 03 B13_10MHz_5230 LAVONIA (C-0000)		7.248473	12.5	12.6

Best Server – low band – 190' AGL Proposed Coverage – 195' Tower

Total Surface Area of Focus Zone		
Sector	(km ²)	% of covered area
1		
2	Agenda Item # 6A.	
3	1.47	2.5
4	3.69	6.4



A new site must reduce the amount of coverage being provided by the other sectors 1(orange), 2(lt brown), 3(green) and, 4(magenta) in the coverage objective.

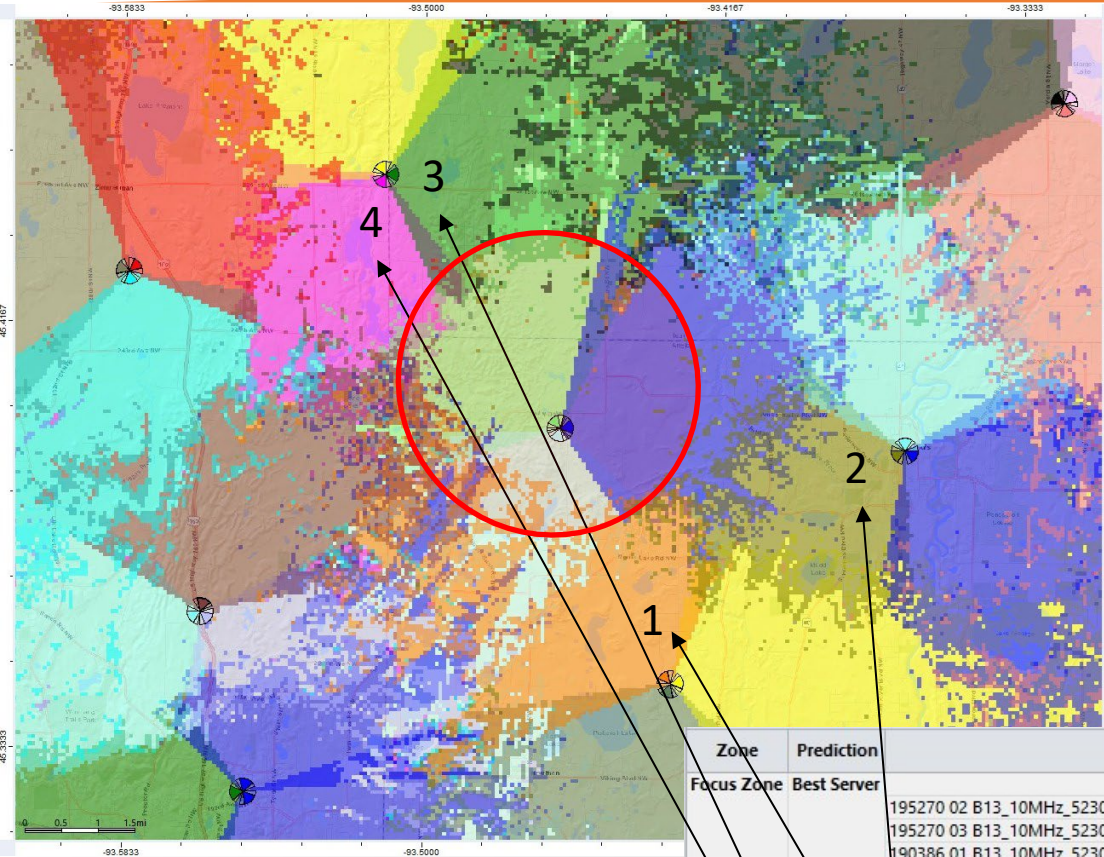
Shown in top table above is the reduced sector coverage as compared to existing coverage on the previous slide.

The proposed site provides a dominant site and takes over coverage in the objective, and the Nowthen, St Francis and, STC Lavonia sites will be offloaded and optimized, and the capacity problems will be resolved

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	Best Server		57.74763	57.900364	100	100
		195270 02 B13_10MHz_5230 MN06_MARGET_LAKE (D-0000)		0.053792	9.3e-02	9.3e-02
		195270 03 B13_10MHz_5230 MN06_MARGET_LAKE (D-0000)		0.322752	0.6	0.6
		190386 01 B13_10MHz_5230 ST_FRANCIS (C-0000)		1.062392	1.8	1.8
	2	190386 03 B13_10MHz_5230 ST_FRANCIS (C-0000)		6.434868	11.1	11.1
		190469 01 B13_10MHz_5230 MIN_ZIMMERMAN (C-0000)		0.073964	0.1	0.1
		190469 02 B13_10MHz_5230 MIN_ZIMMERMAN (C-0000)		0.114308	0.2	0.2
	1	190569 01 B13_10MHz_5230 NOWTHEN (C-0000)		8.794992	15.2	15.2
		190569 02 B13_10MHz_5230 NOWTHEN (C-0000)		0.860672	1.5	1.5
		190570 01 B13_10MHz_5230 MIN_ELK_RIVER_NORTH (C-0000)		4.06802	7	7
		190570 02 B13_10MHz_5230 MIN_ELK_RIVER_NORTH (C-0000)		0.63878	1.1	1.1
		190744 01 B13_10MHz_5230 MIN_MILLENNIUM (C-0000)		3.32838	5.7	
		UNDEF-2 B13_10MHz_5230 MIN_SPRING_HILL (C-0002) [26949379]		23.587793	40.7	
		UNDEF-3 B13_10MHz_5230 MIN_SPRING_HILL (C-0002) [26949384]		12.849566	22.2	
		UNDEF-1 B13_10MHz_5230 MIN_SPRING_HILL (C-0002) [26949374]		16.810001	29	29.1
	3	195772 02 B13_10MHz_5230 LAVONIA (C-0000)		1.472556	2.5	2.5
	4	195772 03 B13_10MHz_5230 LAVONIA (C-0000)		3.6982	6.4	6.4

Best Server – low band – 170' AGL Proposed Coverage – 195' Tower

Total Surface Area of Focus Zone		
Sector	(km ²)	% of covered area
1	Agenda Item # 6A.	
2		
3	1.73	3
4	4.11	7.1

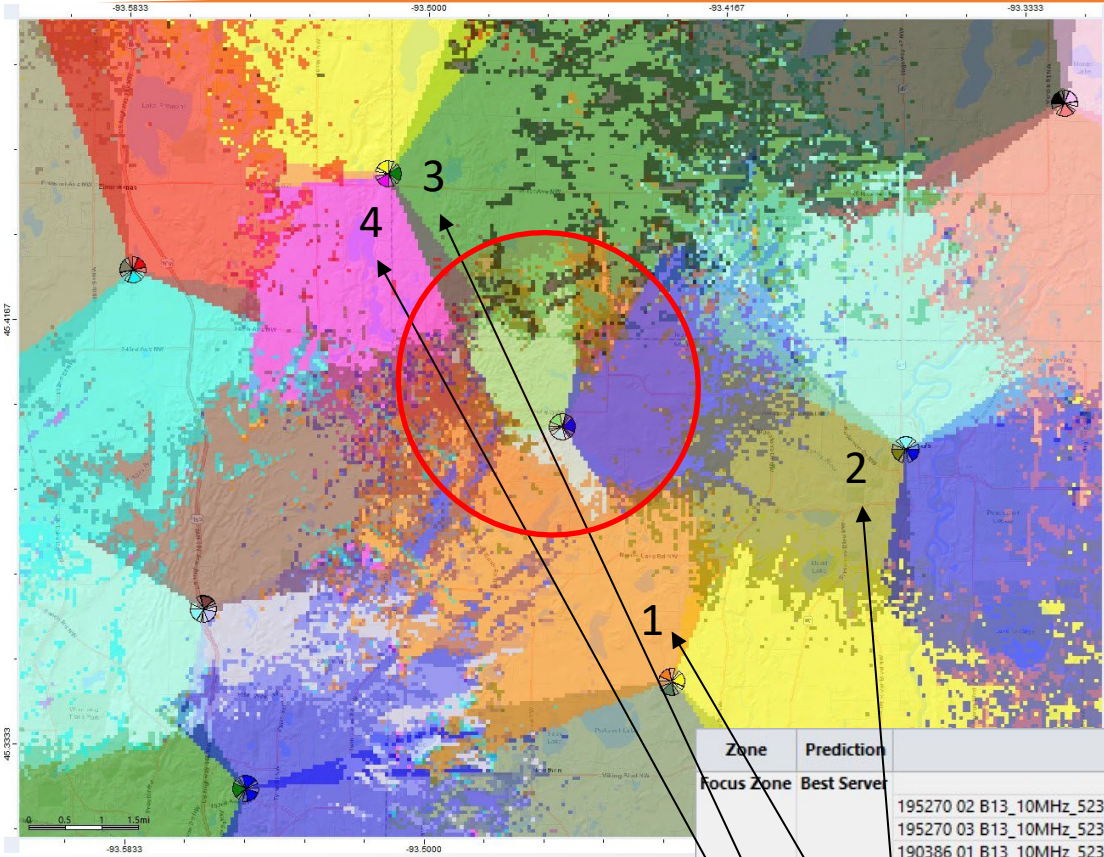


The lowest height for the 3rd carrier on the 195' tower will not capacity offload as much as the 190' antenna centerline but still provide the capacity offload needed.

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	Best Server		57.74763	57.900364	100	100
		195270 02 B13_10MHz_5230 MN06_MARGET_LAKE (D-0000)		0.060516	0.1	0.1
		195270 03 B13_10MHz_5230 MN06_MARGET_LAKE (D-0000)		0.36982	0.6	0.6
		190386 01 B13_10MHz_5230 ST_FRANCIS (C-0000)		1.338076	2.3	2.3
	2	190386 03 B13_10MHz_5230 ST_FRANCIS (C-0000)		6.932444	12	12
		190469 01 B13_10MHz_5230 MIN_ZIMMERMAN (C-0000)		0.073964	0.1	0.1
		190469 02 B13_10MHz_5230 MIN_ZIMMERMAN (C-0000)		0.161376	0.3	0.3
	1	190569 01 B13_10MHz_5230 NOWTHEN (C-0000)		10.933225	18.9	18.9
		190569 02 B13_10MHz_5230 NOWTHEN (C-0000)		0.901016	1.6	1.6
		190570 01 B13_10MHz_5230 MIN_ELK_RIVER_NORTH (C-0000)		4.821108	8.3	8.3
		190570 02 B13_10MHz_5230 MIN_ELK_RIVER_NORTH (C-0000)		0.786708	1.4	1.4
		190744 01 B13_10MHz_5230 MIN_MILLENNIUM (C-0000)		4.215948	7.3	
		UNDEF-2 B13_10MHz_5230 MIN_SPRING_HILL (C-0002) [26949379]		23.157457	40	
		UNDEF-3 B13_10MHz_5230 MIN_SPRING_HILL (C-0002) [26949384]		11.652693	20.1	
		UNDEF-1 B13_10MHz_5230 MIN_SPRING_HILL (C-0002) [26949374]		16.265356	28.1	28.2
	3	195772 02 B13_10MHz_5230 LAVONIA (C-0000)		1.734792	3	3
	4	195772 03 B13_10MHz_5230 LAVONIA (C-0000)		4.115088	7.1	7.1

Best Server – low band – 71' AGL Proposed Coverage – 75' Tower

Total Surface Area of Focus Zone		
Sector	(km ²)	% of covered area
1		Agenda Item # 6A.
2	25.84	25.8
3	6.54	11.3
4	6.48	11.2



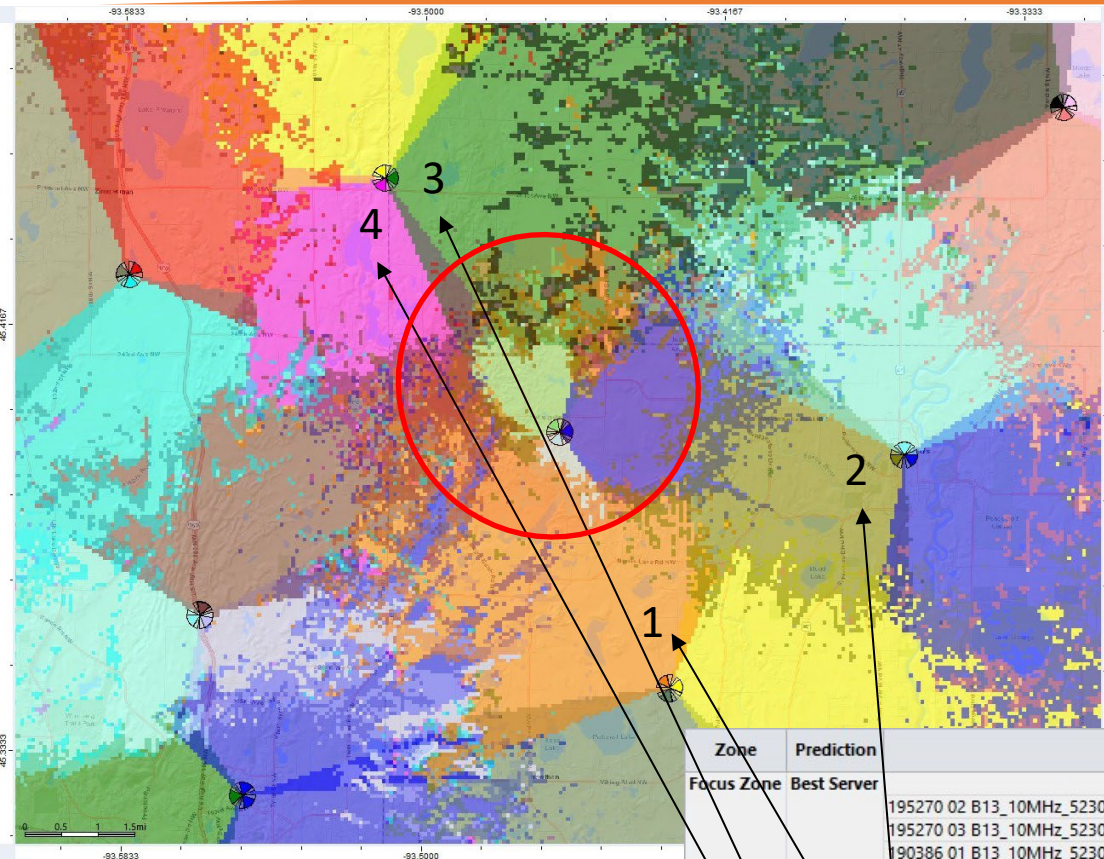
Graphic to left shows coverage and capacity provided by existing sites and proposed in focus zone

The reduced height to a 75' tower of the proposed does not provide the capacity offload as compared to the proposed height of a 195' tower.

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	Best Server		57.74763	57.900364	100	100
		195270 02 B13_10MHz_5230 MN06_MARGET_LAKE (D-0000)		0.423612	0.7	0.7
		195270 03 B13_10MHz_5230 MN06_MARGET_LAKE (D-0000)		1.620484	2.8	2.8
		190386 01 B13_10MHz_5230 ST_FRANCIS (C-0000)		3.409068	5.9	5.9
	2	190386 03 B13_10MHz_5230 ST_FRANCIS (C-0000)		13.642997	23.6	23.6
		190469 01 B13_10MHz_5230 MIN_ZIMMERMAN (C-0000)		0.107584	0.2	0.2
		190469 02 B13_10MHz_5230 MIN_ZIMMERMAN (C-0000)		0.322752	0.6	0.6
	1	190569 01 B13_10MHz_5230 NOWTHEN (C-0000)		19.499601	33.7	33.8
		190569 02 B13_10MHz_5230 NOWTHEN (C-0000)		1.062392	1.8	1.8
		190570 01 B13_10MHz_5230 MIN_ELK_RIVER_NORTH (C-0000)		8.021732	13.9	13.9
		190570 02 B13_10MHz_5230 MIN_ELK_RIVER_NORTH (C-0000)		0.981704	1.7	1.7
		190744 01 B13_10MHz_5230 MIN_MILLENNIUM (C-0000)		7.322436	12.6	
		UNDEF-2 B13_10MHz_5230 MIN_SPRING_HILL (C-0002) [26949379]		18.706169	32.3	
		UNDEF-3 B13_10MHz_5230 MIN_SPRING_HILL (C-0002) [26949384]		3.1939	5.5	
		UNDEF-1 B13_10MHz_5230 MIN_SPRING_HILL (C-0002) [26949374]		8.445345	14.6	14.6
		195772 02 B13_10MHz_5230 LAVONIA (C-0000)		6.549177	11.3	11.3
	4	195772 03 B13_10MHz_5230 LAVONIA (C-0000)		6.481936	11.2	11.2

Best Server – low band – 51' AGL Proposed Coverage – 75' Tower

Total Surface Area of Focus Zone		
Sector	(km ²)	% of covered area
1		Agenda Item # 6A.
2	20.75	29
3	8.29	14.3
4	6.81	11.8



With a 75' tower there can be only (2) tenants as moving down to a lowest height of 51' AGL for the antenna centerline does not provide the capacity offload needed

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	Best Server		57.74763	57.900364	100	100
		195270 02 B13_10MHz_5230 MN06_MARGET_LAKE (D-0000)		0.517748	0.9	0.9
		195270 03 B13_10MHz_5230 MN06_MARGET_LAKE (D-0000)		1.997028	3.4	3.5
		190386 01 B13_10MHz_5230 ST_FRANCIS (C-0000)		4.074744	7	7.1
	2	190386 03 B13_10MHz_5230 ST_FRANCIS (C-0000)		16.796553	29	29.1
		190469 01 B13_10MHz_5230 MIN_ZIMMERMAN (C-0000)		0.107584	0.2	0.2
		190469 02 B13_10MHz_5230 MIN_ZIMMERMAN (C-0000)		0.322752	0.6	0.6
	1	190569 01 B13_10MHz_5230 NOWTHEN (C-0000)		22.041275	38.1	38.2
		190569 02 B13_10MHz_5230 NOWTHEN (C-0000)		1.129632	2	2
		190570 01 B13_10MHz_5230 MIN_ELK_RIVER_NORTH (C-0000)		8.411724	14.5	14.6
		190570 02 B13_10MHz_5230 MIN_ELK_RIVER_NORTH (C-0000)		0.981704	1.7	1.7
		190744 01 B13_10MHz_5230 MIN_MILLENNIUM (C-0000)		7.598121	13.1	
		UNDEF-2 B13_10MHz_5230 MIN_SPRING_HILL (C-0002) [26949379]		16.547764	28.6	
		UNDEF-3 B13_10MHz_5230 MIN_SPRING_HILL (C-0002) [26949384]		2.662704	4.6	
		UNDEF-1 B13_10MHz_5230 MIN_SPRING_HILL (C-0002) [26949374]		6.851756	11.8	11.9
	3	195772 02 B13_10MHz_5230 LAVONIA (C-0000)		8.290692	14.3	14.4
	4	195772 03 B13_10MHz_5230 LAVONIA (C-0000)		6.811412	11.8	11.8

Best Server Comparison

Low Band

- † Primary Goal is that proposed site provides needed overlap/offload of capacity/users to the (4) site/sectors in the area
- † 75' AGL tower provides **32%** less offload than the 195' AGL tower
- † 75' AGL tower height limits the number of additional tenants to (1)

Low Band offload comparison					
Sector	Current km ²	190' AGL km ²	170' AGL km ²	71' AGL km ²	51' AGL km ²
1	32.06	8.79	10.93	19.49	22.04
2	28.52	6.43	6.93	13.64	16.79
3	11.24	1.47	1.73	6.54	8.29
4	7.24	3.69	4.11	6.48	6.81
Total	79.06	20.38	23.7	46.15	53.93
Offload Difference		74%	70%	42%	32%

Low Band % Covered Area Comparison					
Sector	Current km ²	190' AGL km ²	170' AGL km ²	71' AGL km ²	51' AGL km ²
1	55.4	15.2	18.9	33.7	38.1
2	49.3	11.1	12.0	23.6	29.0
3	19.4	2.5	3.0	11.3	14.3
4	12.5	6.4	7.1	11.2	11.8

Conclusion

- † The tower height limitation of a 75' AGL tower does not offload the overloaded sectors enough to resolve the over capacity issues from the (4) sectors providing service around the proposed
- † The 195' AGL proposed tower provides the amount of coverage overlap needed as well as the offload percentages for the existing sites.
- † The 75' AGL tower is also tall enough to allow for more than (1) operator to collocate
- † Recommend approval of the proposed tower at 195' AGL



February 5, 2026

Pete Ryner
The Towers, LLC
750 Park Of Commerce Drive, Suite 200
Boca Raton, Florida 33487

B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject:	Fall Certification Letter	
Arcosa Designation:	Arcosa Project Number:	C194
	Arcosa Site Name:	Spring Hill (US-MN-5487)
Engineering Firm Designation:	B+T Group Project Number:	26-000743
Site Data:	Spring Hill (US-MN-5487)	
	195' Monopole	

To Whom it May Concern:

As Requested by Arcosa Telecom Structures on behalf of The Towers, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 195' Monopole to be constructed at the **Spring Hill (US-MN-5487)** site.

This pole will be designed in accordance with the TIA 222-H standard for Anoka County, MN. The pole will be designed to support antennas and transmission lines for four wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 109mph 3-sec gust (no ice), 50mph 3-sec gust (1.5" ice)
Structure Class: II
Exposure Category: C
Topographic Category: 1

- 190'—Wireless Carrier 1 (CaAa= 42,000 sq in w/ (18) 1 5/8" transmission lines
- 180'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
- 170'—Wireless Carrier 3 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
- 160'—Wireless Carrier 4 (1) 6' MW Dishes w/ (9) 1.625 transmission lines

It is our understanding that this Monopole structure will be designed such that, if a failure were to occur due to a significant storm or other event, the pole would fall within a radius of 100' from the base of the structure. Although the pole would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this pole were to experience operational failure due to catastrophic wind loading, the design would enable the pole to fail through compression buckling. Failure in this manner would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 100' from the base of the pole. This opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the pole failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself. Please contact us should you have any questions concerning the safety and design of the monopole.

Letter prepared by: Clint Coody
Respectfully Submitted by: B+T Group, Inc.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Chad E. Tuttle, P.E.

Print Name: CHAD E. TUTTLE

Signature:

Date 2/5/26 License # 42966

CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY

RESOLUTION 2017 - 47

A RESOLUTION APPROVING CONDITIONAL AND INTERIM USE PERMITS TO
ALLOW A TELECOMMUNICATIONS FACILITY AND TOWER EXCEEDING
SEVENTY-FIVE FEET IN HEIGHT
ON THE UNADDRESSED PROPERTY
(P.I.N. 33-34-25-21-0001)

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of St. Francis, Minnesota was held on the 4th day of December, 2017. The following members were present: Mayor Steve Feldman, Council members Jerry Tveit, Joe Muehlbauer, Robert Bauer and Rich Skordahl.

Council Member Bauer introduced the following Resolution and moved its adoption:

WHEREAS, the City of St. Francis is a municipal corporation, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of St. Francis has adopted a comprehensive plan and corresponding zoning regulations to promote orderly development and utilization of land within the city; and,

WHEREAS, Verizon Wireless (“Applicant”) is the proposed lessee of the property located at the unaddressed parcel generally located at the SW of Hill and Dale Drive & Variolite St. NW (“Subject Property”) which is legally described as follows:

See Attachment A

WHEREAS, the Property is a vacant parcel zoned A-2 (Rural Estate Agricultural); and

WHEREAS, the Applicant is seeking both a Conditional Use Permit (CUP) for a new telecommunications (cell) tower, and an Interim Use Permit (IUP) to allow the tower to exceed 75 feet in height; and

WHEREAS, the comprehensive plan guides this lot for Agricultural use; and

WHEREAS, the corresponding zoning assigned to the property (A-2) allows a telecommunications tower as a conditionally permitted use; and

WHEREAS, the City's Personal Wireless Service Antenna ordinance allows for towers in certain districts (including the A-2 District) to exceed 75 feet in height through an interim use permit; and

WHEREAS, staff fully reviewed the request and prepared a report complete with findings and recommendations for Planning Commission and City Council consideration; and

WHEREAS, the Planning Commission on October 18, 2017, opened and closed a duly noticed public hearing and considered the applicant's submission, the contents of the staff report, public testimony, and other evidence available to the Commission; and tabled the request for a conditional use permit to allow the applicant to apply for an interim use permit for height consideration; and

WHEREAS, subsequent to the October public hearing, the Applicant applied for an interim use permit to address the City's requirements for a tower in excess of 75 feet in the A-2 zoning district; and

WHEREAS, the Planning Commission on November 15, 2017, opened and closed a second duly noticed public hearing and once again considered the applicant's submission, the contents of the staff report, public testimony, and other evidence available to the Commission; and made recommendations for consideration by Council; and

WHEREAS, the City Council subsequently considered on December 4, 2017, the recommendations of Staff and the Planning Commission, the Applicant's submissions, the contents of the staff report, public testimony, and other evidence available to the Council;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Francis hereby approves both a Conditional Use Permit (CUP) to allow a new telecommunications tower and appurtenant equipment and an Interim Use Permit (IUP) for a tower exceeding 75 feet to allow the proposed 100 foot tower (plus 9 foot lightning rod) at the Subject Property based on the following findings of fact:

1. The proposal is consistent with the Agricultural designation in the City's Comprehensive Plan as telecommunication uses are a conditional use in the city's agricultural zoning districts.
2. The city acknowledges the need for telecommunications facilities in the community to provide service to residents and businesses.
3. The Verizon proposal is necessary for continued adequate service for area users and that the need for the facility cannot be met through colocation on other existing towers or facilities in the immediate area.
4. The proposed monopole tower and antennae are designed to minimize the visual impact to the area.

5. The proposed tower, appurtenant equipment and enclosure design when modified consistent with the conditions recommended by the City's Planning Commission, will not have a significant detrimental impact on the surrounding neighborhood.
6. With the recommended conditions attached to the approval of the conditional and interim use permits, the site will maintain safe and healthful conditions.

BE IT FURTHER RESOLVED, that approval of the Conditional Use and Interim Use Permits for the proposed telecommunication tower exceeding 75 feet in height shall be subject to the following conditions:

1. All obsolete and unused antennas shall be removed by the property owner within twelve (12) months of cessation of operation at the site.
2. All antennas shall be in compliance with all City building and electrical code requirements and as applicable shall require related permits.
3. Structural design, mounting and installation of the antenna shall be in compliance with manufacturer's specifications, and as may be necessary as determined by the Zoning Administrator and Building Official, shall be verified and approved by a structural engineer.
4. Written authorization for antenna erection shall be provided by the property owner.
5. No advertising message shall be affixed to the antenna structure, tower or other site improvements.
6. Tower shall be painted a non-contrasting color consistent with the surrounding area such as: blue, gray, brown, or silver, or have a galvanized or oxidized finish to reduce visual impact.
7. All application materials plans and specifications are incorporated by reference and made part of the conditional use permit.
8. Transmitting, receiving and switching equipment shall be housed within a new equipment building. Architectural design to be approved by the city prior to receiving a building permit.
9. The proposed security enclosure will be constructed with an eight foot chain link fence and gate equipped with tubular vinyl slats. Final design to be approved by city staff prior to building permitting.
10. The proposed landscape plan will include a 20 foot buffer zone between the installation and the property to the south. In addition, the plan will include red maple trees, with a minimum size of 2-1/2 inch, balled and burlap stock, with consideration given to screening from all sides.
11. No lighting will be allowed on the proposed pole unless required by another governmental agency.

12. The applicant to satisfy the city engineer's requirements for an acceptable grading and storm water pollution prevention plan.
13. Adequate erosion control shall be in place throughout the duration of the project.
14. Ground cover shall be established with final landscaping as quickly as possible following final grades and completion of construction activities.
15. Damage to adjacent roadways caused by construction activities or deliveries related to this project shall be repaired at the applicant's expense.
16. The applicant and property owner both agree to enter into a development agreement with the city and to be equally responsible for decommissioning the site and removing all improvements when the lease expires and/or the facility becomes abandoned.
17. The applicant and property owner will enter into a development agreement which specifies and incorporates the terms and conditions of the conditional use permit and interim use permit approvals.
18. A financial security (or securities), will be provided to the city to ensure the installation of enhancements including; proposed equipment building, landscaping, grading and stormwater management improvements, the screening fence enclosure and for the final decommissioning of the site.
19. The applicant shall sign a consent agreement from the City of St. Francis agreeing:
 - a. *That the applicant, owner, operator, tenant and/or user has no entitlement to future re-approvals of the Interim Use Permit;*
 - b. *That the interim use will not impose additional cost on the public if it is necessary for the public to fully or partially take the property in the future; and*
 - c. *That the applicant, owner, operator, tenant and/or user will abide by conditions of approval attached to the Interim Use Permit.*
20. The interim use shall terminate upon an event of either a violation of the conditions of the conditional use permit, or upon expiration of the original lease term including any extensions thereto.
21. In the event the interim use is discontinued, the permit shall lapse by non-use six (6) months after notice from the City.

The motion for adoption of the foregoing resolution was duly seconded by Council Member Muehlbauer and, upon vote being taken thereon, the following voted in favor thereof: Feldman, Tveit, Muehlbauer, Bauer and Skordahl. The following voted against or abstained: None.

Whereupon the resolution was declared duly passed and adopted the 4th day of December, 2017.

[Signature]
Steven D. Feldman, Mayor

ATTEST:

[Signature]
Barb Held, City Clerk

12/05/2017
Dated

The undersigned Applicants have read, understand and hereby agree to the terms of this resolution and on behalf of himself/herself, his/her heirs, successors and assigns, hereby agree to the conditions set forth above, and to the recording of this resolution and attachments in the chain of title of the property.

Dated _____
Raymond H. Jones (Trustee)

Subscribed and sworn to before me this _____ day of _____, 2017.

Notary Public

Dated 12/21/2017
[Signature]
Verizon Wireless, Patrick Casey, Manger

Subscribed and sworn to before me this 21st day of December, 2017.

[Signature]
Notary Public



ATTACHMENT A
Legal Description – Subject Property

The Northeast Quarter of the Northwest Quarter of Section 33, Township 34, Range 25, Anoka County, Minnesota, Except the West 334.60 Feet Thereof.



PLANNING COMMISSION AGENDA REPORT

TO: St. Francis Planning Commission

FROM: Beth Richmond, Planner

SUBJECT: Request to Amend Agenda to Add Public Comments Received for Tower
CUP/IUP Public Hearing

DATE: 5-20-2025

Please consider amending tonight's agenda under Consideration of Agenda to add additional pages to the packet starting with page 77 to receive the public comments submitted since the Planning Commission packet was prepared.

From: [kristiera82](#)
To: [Beth Richmond](#)
Subject: Strong opposition to proposed 195ft tower
Date: Saturday, May 16, 2026 10:52:03 AM

Dear Ms. Richmond and Planning Commission Members,

I am writing to strongly oppose the proposed Conditional Use Permit and Interim Use Permit for the 195-foot wireless tower planned near Variolite St NW and Hill and Dale Drive NW.

This proposal is incompatible with the residential and rural character of the surrounding area. A 195-foot industrial-style tower would dramatically alter the landscape, create a significant visual intrusion for nearby homeowners, and negatively impact the character and enjoyment of surrounding properties.

I am also deeply concerned about the effect this tower could have on nearby property values. Many residents chose this area because of its open rural setting and residential atmosphere. Placing a structure of this magnitude in close proximity to homes risks permanently changing the appeal and desirability of the neighborhood.

In addition, the proposal raises concerns regarding:

- insufficient setbacks from homes and residential properties
- tower lighting and nighttime visibility
- noise from associated equipment and backup generators
- long-term expansion of additional antennas or carrier equipment
- safety concerns related to lightning strikes and supporting electrical infrastructure

While I understand the need for reliable wireless service, I strongly believe alternative locations should be explored that are farther from residential neighborhoods and less impactful to homeowners and the surrounding community.

I respectfully urge the Planning Commission and City Council to deny this request or require the applicant to pursue a more appropriate location with greater separation from homes and neighborhoods.

Is the area of the SW corner of 5 and 24 a better option? Its on a busier road with better access. Variolite st isn't built for this kind of construction traffic.

Thank you for your consideration and for taking the concerns of local residents seriously.

Sincerely,

Kristine Jeter (Property owner on Variolite street)

From: [kristiera82](#)
To: [Beth Richmond](#)
Subject: RE: Strong opposition to proposed 195ft tower
Date: Monday, May 18, 2026 8:36:41 AM

Hi Beth,
The neighborhood is wondering only a few of us surrounding the area were notified?
We live in really close proximity to it and we found out from a neighbor on our neighborhood Bulletin page.
This is concerning that our peaceful little country neighborhood could have this eyesore and traffic involved in construction, the noise etc!
My house is well within 1/8 of a mile of this on variolite st- just few lots south east and 195ft will absolutely be visible from my property. How will this affect my property values going forward? Could we expect a noticeable drop in property taxes if our neighborhood has to look at this eyesore?
I have attached a photo of all the surrounding cell towers radio towers, there are already so many in close proximity.
How can the proposed prove that this is needed? I see no need for it!
Again, why weren't all the residents within close proximity notified?
We will all see you Wednesday night.

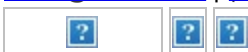
----- Original message -----
From: Beth Richmond <beth@hkgi.com>
Date: 5/18/26 8:23 AM (GMT-06:00)
To: kristiera82 <kristiera82@yahoo.com>
Cc: Jodie Steffes <JSteffes@stfrancismn.gov>
Subject: RE: Strong opposition to proposed 195ft tower

Hi Kristine,

Thanks for your comments. They will be shared with the Planning Commission at Wednesday's meeting.

Beth Richmond
AICP

PLANNER
BETH@HKGI.COM | (612) 252-7145



From: kristiera82 <kristiera82@yahoo.com>
Sent: Saturday, May 16, 2026 10:52 AM

From: [kristiera82](#)
To: [Beth Richmond](#)
Subject: RE: Strong opposition to proposed 195ft tower
Date: Monday, May 18, 2026 9:18:49 AM
Attachments: [image001.png](#)

There is already a Verizon Wireless Tower by the St Francis Police Department which is less than 4 MI away from this location on variolite Street

----- Original message -----
From: Beth Richmond <beth@hkgi.com>
Date: 5/18/26 8:23 AM (GMT-06:00)
To: kristiera82 <kristiera82@yahoo.com>
Cc: Jodie Steffes <JSteffes@stfrancismn.gov>
Subject: RE: Strong opposition to proposed 195ft tower

Hi Kristine,

Thanks for your comments. They will be shared with the Planning Commission at Wednesday's meeting.

Beth Richmond
AICP

PLANNER
BETH@HKGI.COM | (612) 252-7145

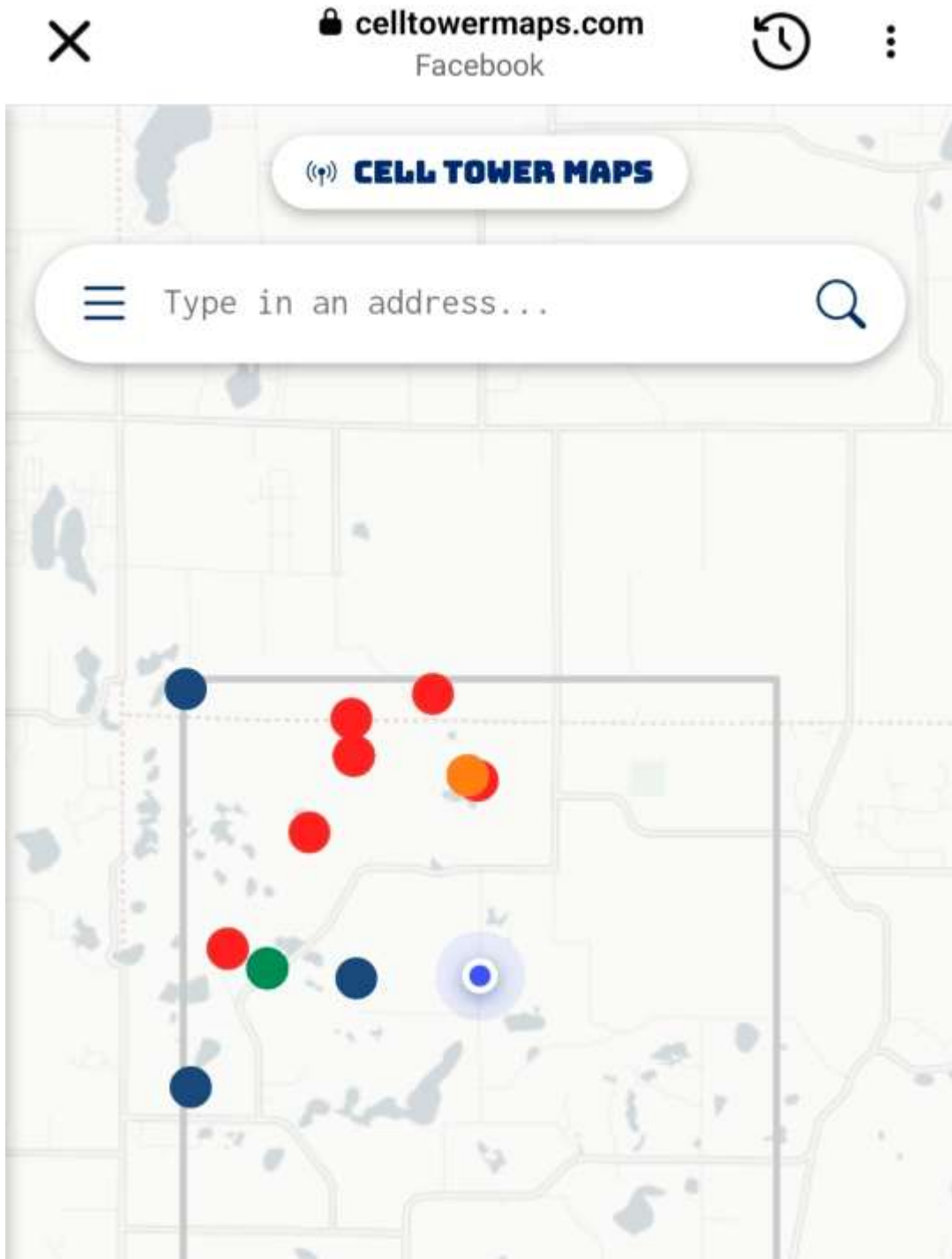


From: kristiera82 <kristiera82@yahoo.com>
Sent: Saturday, May 16, 2026 10:52 AM
To: Beth Richmond <beth@hkgi.com>
Subject: Strong opposition to proposed 195ft tower

Dear Ms. Richmond and Planning Commission Members,

I am writing to strongly oppose the proposed Conditional Use Permit and Interim Use Permit for the 195-foot wireless tower planned near Variolite St NW and Hill and Dale Drive NW.

This proposal is incompatible with the residential and rural character of the surrounding area. A 195-foot industrial-style tower would dramatically alter the landscape, create a significant visual intrusion for nearby homeowners, and negatively impact the character and enjoyment of



From: [kristiera82](#)
To: [Beth Richmond](#)
Subject: RE: Strong opposition to proposed 195ft tower
Date: Monday, May 18, 2026 2:26:18 PM

Beth,

Thank you for all that information, I will send the packet Information to the neighborhood. I do see the proposed spot is the Red Dot I've added to the image you sent me which would definitely include my property within the 1000 ft.

So. What are the chances this gets approved and constructed?

Kristine

----- Original message -----
From: Beth Richmond <beth@hkgi.com>
Date: 5/18/26 10:58 AM (GMT-06:00)
To: kristiera82 <kristiera82@yahoo.com>
Cc: Jodie Steffes <JSteffes@stfrancismn.gov>
Subject: RE: Strong opposition to proposed 195ft tower

Hi Kristine,

Within the Rural Service Area, the City notifies properties that are within 1,000' of the property boundaries of the subject site when there is an application like this. I've attached the map of the properties that were notified. This notification distance was increased to 1,000' (from 350') a few years ago to reflect the nature of the Rural Service Area with its larger lots to ensure that those that would be most impacted by an application would be informed.

If you haven't already, I strongly recommend reviewing the packet materials that were prepared for this application. These are available online and contain the analysis and studies that the applicant submitted which inform the proposed location and height of the tower. The packet can be found here: <https://www.stfrancismn.gov/1299/Agendas-and-Minutes>

Beth Richmond
AICP

PLANNER
BETH@HKG.COM | (612) 252-7145



From: [kristiera82](#)
To: [Beth Richmond](#)
Subject: RE: Strong opposition to proposed 195ft tower
Date: Wednesday, May 20, 2026 8:58:18 AM

Beth,

Could you please let me know if you get these pictures? Will you share them with your team?

This is what our neighborhood looks like, this is the beautiful untouched nature we value!! We look forward to seeing the hay bales every single year. A 195ft pole will ruin the whole feel of our area!! It will be so unsightly!!

The closest hay bale to the road our small son called "Frisbee" at 3 yrs old. This is Frisbee feild and we walk every warm day to get a view of the big wide open sky!

PLEASE deny this project or at least scale it down so it does ruin the aesthetic of our country neighborhood!!!

Kristie

----- Original message -----

From: Beth Richmond <beth@hkgi.com>
Date: 5/18/26 10:58 AM (GMT-06:00)
To: kristiera82 <kristiera82@yahoo.com>
Cc: Jodie Steffes <JSteffes@stfrancismn.gov>
Subject: RE: Strong opposition to proposed 195ft tower

Hi Kristine,

Within the Rural Service Area, the City notifies properties that are within 1,000' of the property boundaries of the subject site when there is an application like this. I've attached the map of the properties that were notified. This notification distance was increased to 1,000' (from 350') a few years ago to reflect the nature of the Rural Service Area with its larger lots to ensure that those that would be most impacted by an application would be informed.

If you haven't already, I strongly recommend reviewing the packet materials that were prepared for this application. These are available online and contain the analysis and studies that the applicant submitted which inform the proposed location and height of the tower. The packet can be found here: <https://www.stfrancismn.gov/1299/Agendas-and-Minutes>

Beth Richmond
AICP

PLANNER

From: [kristiera82](#)
To: [Beth Richmond](#)
Subject: RE: Strong opposition to proposed 195ft tower
Date: Wednesday, May 20, 2026 9:18:52 AM

Here are more photos I've taken over the last 10 years, please please share them!!!
This is what we value in our neighborhood!! We didnt move to the country to have it infiltrated with high tech, imagine this view with a 195ft pole and driveways and infrastructure ruining the whole feel!!

----- Original message -----

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Date: 5/18/26 10:58 AM (GMT-06:00)
To: kristiera82 <kristiera82@yahoo.com>
Cc: Jodie Steffes <JSteffes@stfrancismn.gov>
Subject: RE: Strong opposition to proposed 195ft tower

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Beth Richmond
AICP

PLANNER
BETH@HKG.COM | (612) 252-7145



From: kristiera82 <kristiera82@yahoo.com>
Sent: Monday, May 18, 2026 8:36 AM
To: Beth Richmond <beth@hkgi.com>







From: [Jade and Ginger Warren](#)
To: [Beth Richmond](#)
Subject: Cell tower
Date: Wednesday, May 20, 2026 11:48:41 AM

Hello Beth,

I will be attending the meeting tonight for the proposed 195-foot wireless service tower planned near Variolite Street NW and Hill and Dale Drive NW.

It is deeply concerning and frustrating that we were not notified of this meeting in time to submit a statement. In fact, we would not even know about the meeting had our neighbor not informed us. Almost nobody in our neighborhood even knew about this meeting. That is deeply frustrating considering all our properties and our homes will be impacted by this tower.

The lack of notification only speaks of corruption. Is it common for the city to blindsight residence like this? Do we need to contact the evening news to have our voices heard?

We would strongly encourage the city to decline approval of this tower. This tower is not wanted in our beautiful neighborhood. We did not move out here for the ugliness of the city to follow. We do not want our environment negatively impacted in way.

Furthermore, I would like to read the environmental impact study done regarding the building of this tower, and what the potential harm to our environment will be.

We will be at the meeting tonight.

Regards,

Ginger M. Warren

**FORMAL REQUEST TO THE PLANNING
COMMISSION
REGARDING PROPOSED WIRELESS
TELECOMMUNICATION TOWER**

To the Members of the Planning Commission:

I am submitting this formal request regarding the proposed Conditional Use Permit (CUP) and Interim Use Permit (IUP) application for the proposed 195-foot wireless telecommunications tower near Variolite Street NW and Hill and Dale Drive NW.

As a nearby resident and property owner, I respectfully request that the Planning Commission carefully evaluate the long-term visual, environmental, and residential impacts associated with this project before any approval is granted.

Due to the proposed height and location of the structure, the tower will be highly visible from surrounding homes and properties, including my own. I believe this project has the potential to significantly alter the rural character, natural views, and overall enjoyment of neighboring residential properties.

Before considering approval, I respectfully request the following:

1. A detailed review of alternative locations that would place the tower farther from residential properties.
2. Consideration of reducing the height of the proposed tower where feasible.
3. Visual impact studies or simulations demonstrating how the tower will appear from nearby homes and roads.
4. Information regarding:
 - tower lighting requirements,
 - equipment and generator noise,
 - future expansion plans,
 - and ongoing maintenance activities.
5. Documentation regarding environmental impacts, including:
 - effects on birds and wildlife,
 - land disturbance and stormwater management,
 - and protection of surrounding natural areas.
6. Public access to applicable safety and FCC compliance documentation.
7. Conditions requiring:
 - landscaping and visual screening,
 - noise limitations,
 - restrictions on future modifications or height increases without additional public hearings,
 - and removal of the tower if abandoned or no longer in use.
8. Consideration of protections for nearby homeowners and property values.

If the Commission determines this project should move forward, I respectfully

request that strong and enforceable conditions be attached to any approval in order to minimize impacts on neighboring residents and preserve the character of the surrounding area.

Thank you for your time, consideration, and service to the community.

Respectfully submitted,

Connie and Dean Nachreiner

23309 Variolite Street NW
Elk River, MN 55330
5-20-2026