



## Department of Planning and Development

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### MINUTES

HISTORIC PRESERVATION COMMISSION MEETING  
Heman Park Community Center  
975 Pennsylvania Avenue, University City, MO 63130  
6:30 pm; Thursday November 15, 2018

#### **Present:**

Donna Leach  
Esley Hamilton  
Donna Marin  
Christine Mackey Ross  
Sandy Jacobsen

#### **Absent:**

Bill Chilton  
Robert Klahr

#### **1. Approval of Minutes**

- a. The August 16<sup>th</sup>, 2018 was approved without changes. Christine Mackey-Ross moved to approve the minutes. Donna Leach seconded. Minutes from August 16 passed unanimously.

#### **2. Old Business**

- a. None

#### **3. New Business**

- a. **File Number:** HPC 18-07383  
**Address:** 7491 Amherst, University City, MO  
**Applicant:** Joseph Markus, Extenet Systems, Inc  
**Property Owner:** Deborah Caldwell-Miller  
**Request:** Design review of small wireless facility and pole  
*VOTE REQUESTED*

Staff provided a brief introduction to the request by Extenet Systems Inc. They are seeking approval for their small wireless facility on top of a utility pole at 7491 Amherst, within 300 feet of a local and national historic district.

Mr. Ament speaking on behalf of the applicant gave a brief presentation. Mr. Ament provided a brief description of the proposed wireless communications facility showing examples of what the pole would look like with the additional height. Mr. Ament introduced himself to the commission. Mr. Ament explained what Extenet plans to install, a small wireless facility, raising the height of the existing Ameren pole to accommodate the small wireless facility. If you are a wireless provider, Ameren will

replace the pole for you, but they require a five feet additional height. The applicant has an agreement with Ameren to replace and install a new pole. Ameren requires an additional five feet in pole height and then the additional antenna height. These facilities are being rolled out across the country all at once mainly for cell phones and data. Rather than propose a new pole, we are proposing adding a wireless communications facility to the existing pole. I have seen these facilities and it is hard to tell... they just kind of blend in. 5G is on the rise and that is the next technology or next level of this service for these cell phones in which the amount of speed is going to exponential to what we have now.

After the presentation there was a discussion about how the site was chosen for these facilities. Commissioner Marin asked if there is a reason they picked this particular site. Mr. Ament explained that it is largely an engineering decision. These facilities only improve data coverage for a small radius and the location of where these facilities are placed has to do with the intensity of the usage so population density, topography, buildings, etc. He gave an analogy to the placement of a streetlight. Also, Ameren won't just let you go on any pole. They have specific guidelines.

Another point of discussion started by Commissioner Leach involved what to expect with future technological advancements. She noted that technology moves at such a fast rate. She asked what is to be anticipated in the future? If this is only for 5g, in another year or two, we may go to 6g? Mr. Ament stated that he can't answer that question. He noted that 4G came out about 10 years ago and said that 5G is being deployed in more urban areas because of the usage there. The reality is that the demand is out there otherwise we wouldn't be installing these. It is not going anywhere. Commissioner Leach clarified that she is concerned with what the 6G would look like when that comes. Mr. Ament explained the trend is to lower the height because this kind of technology requires the antennas to be lower to be closer to the users.

There was a discussion about notifying or querying neighbors started by Commissioner Marin. Mr. Ament stated he is not aware of any outreach that happened. Staff mentioned that in discussions with Joe Markus and other City staff, they determined that the City cannot require the surrounding property owners be notified. Staff did put a public hearing notice out on the property a week ago. Staff did not receive any calls regarding the new facility.

Commissioner Hamilton expressed that he does not think it is going to be noticeable. People get more concerned about street light designs because people they consider that a part of the character of the historic districts but not the utility poles. Mr. Ament added that in his opinion you can assume that on utility poles the equipment we are putting on these poles is just a part of the equipment expected for those kinds of structures. Commissioner Marin also noted that the character on Hanley Road, is not exactly quaint. Joe Bond, Special Council to the City made the point that it is on the outside of the historic district but within that buffer.

There was discussion about the noticeability of the pole and proposed facility. Commissioner Leach noted that people are not looking up beyond six feet. There is no street light or stop sign at that intersection. Mr. Ament agreed and added that the average pole height for this technology is about 35-40 feet.

Commissioner Leach asked what if a utility pole must be replaced? Mr. Ament replied that they would pay for that replacement and mentioned that another benefit for the City is that whatever the condition of the existing pole, in these situations the City gets a new pole.

Commissioner Marin asked if there are any other questions. Commissioner Mackey-Ross asked if the Commission can approve both applications with one action. Commissioner Marin replied that because they have two separate file numbers, they are considered two separate applications so they must be voted on separately.

Commissioner Marin asked if there are any comments from the community. There were no comments.

Commissioner Marin asked if there is a motion. Commissioner Leach motioned to accept and approve the plans as shown.

- b. **File Number:** HPC 18-07380  
**Address:** 7206 Pershing, University City, MO  
**Applicant:** Joseph Markus, Extenet Systems, Inc  
**Property Owner:** Glendell Becker  
**Request:** Design review of small wireless facility and pole  
*VOTE REQUESTED*

Mr. Ament again provides a brief description of the proposed wireless communications facility showing examples of what the pole would look like with the additional height.

There was a discussion of whether this property owner was contacted regarding the new pole and small wireless facility. Mr. Ament said he believed Joe Markus, Extenet's attorney, did contact them. Staff adds that in the application for these facilities the applicant is required to show that they have ownership or a lease over the property on which they are proposing to add or replace a wireless communications facility. The homeowner did not contact staff about the proposed facility and staff also put a public notice sign on the site. Staff received no calls regarding this proposed facility.

Commissioner Hamilton said he is surprised the site is not in the right-of-way. He also stated he thinks the impact on the community is minimal.

Commissioner Marin asked if there are any additional questions from the Commission. There are none. She opened the floor up to the public for comments. One member of the public made comment.

#### Public Comment

Resident: Kurt Milliman 7200 Pershing Ave.

Comment: He asked about the timing of the installation. When would it start and how long it would last. He also asked what sort of construction trucks would be in that area and for what period of time?

Mr. Ament replied that the construction would likely start late spring/early summer. And it would last about one day. If the resident has any other questions he can contact Joe Markus, Extenet's attorney. Commissioner Leach added that construction is usually 1-2 days unless weather becomes an issue.

Commissioner Marin asked for any other questions or comments. There were none. She asked if there is a motion.

Commissioner Leach motioned to accept the application as is at 7206 Pershing. Commissioner Jacobsen seconded the motion and the motion passed unanimously.

There is no other business or public comments.

#### **4. Council Liaison Report**

Council Member Cusick reported that the next edition of *Roars* has a questionnaire from the stormwater task force. The library is also holding two focus group meetings and that information is in the publication. The meetings are related to potential bond issues. The Council also had first reading of the redevelopment agreement for the TIF last Monday.

The lights are out on Delmar and have been for 6-7 months because Ameren cannot find where they buried the original lines, so Ameren has had to get a new permit from the county to lay new lines.

Lights also out on Forsyth between Big Bend on Forsyth.

Commissioner Leach asked about the library and if there has been any discussion about having the library be co-owned or run, partnering with others like the County or Washington University. There was a discussion about the library and how it is funded. The University City library is a part of a consortium of some of other libraries in the County. Commissioner Leach notes that today the cost is related to technology rather than books. Council Member Cusick agrees. Commissioner Marin suggests those interested or concerned should go to focus groups or to the County Council meetings. Council Member Cusick also mentioned that if you are a resident of St. Louis County, you can also get a St. Louis City library membership. He believes they are working on an inter-library loaning program with the City library as well. Commissioner Hamilton confirms that a County resident can get a City library card but strongly opposes merging our collection with County collection. Council Member Cusick mentions that Washington University could contribute more to University City and the library may be one way they can contribute.

Commissioner Mackey-Ross asks about the status of the "Tea House" demolition. Council member Cusick said it should start at the end of November.

Commissioner Jacobsen asked how the wireless communication facility permit process is changing going forward. Joe Bond explained that removing the layers of approval will give the City more control because if we do not review these applications quick enough, they will be automatically approved without the City's say. The Historic Preservation Commission will still see some applications but not all of them.

#### **5. Adjournment**