

PUBLIC HEARING & MEETING
PLANNING & ZONING BOARD OF ADJUSTMENTS
CITY OF SALEM, MISSOURI
APRIL 20, 2022
6:30 P. M.
CITY HALL COUNCIL CHAMBERS
202 N. WASHINGTON

PUBLIC HEARING

ITEM I: CALL TO ORDER

ITEM II: RECOGNIZE ANYONE FROM THE FLOOR WHO WISHES TO SPEAK
ON THE SUBJECT

ITEM III: CLOSE HEARING

PUBLIC MEETING

ITEM I: CALL THE MEETING TO ORDER

ITEM II: ROLL CALL

ITEM IV: NEW BUSINESS

Request/Rejection of request for variance from height restriction for the
installation of a cell tower on the property located at 1702 Doss Rd.

ITEM V: ADJOURNMENT



400 N. Iron Street, Salem, Missouri 65560
(573) 729-4811 Fax (573) 729-5371
www.salemmo.com

NOTICE OF PUBLIC HEARING AND MEETING

The City of Salem, Missouri, is hereby giving Public Notice that a Public Hearing will be held by the Planning & Zoning Board of Adjustments, Wednesday, April 20, at 6:30 P.M., in the City Hall Council Chamber, 202 N. Washington, for all interested parties to be given the opportunity to be heard on the following matter:

1. Request for a variance from height restriction for the installation of a cell tower on the property located at 1702 Doss Rd: owner Greg Portell.

Immediately following the closing of the Public Hearing, the Planning & Zoning Board of Adjustments will be conducting a Public Meeting in the City Hall Council Chamber, 202 N. Washington, for the consideration of the following:

1. Acceptance/Rejection of request for variance from height restriction for the installation of a cell tower on the property located at 1702 Doss Rd: owner Greg Portell.

The Meeting is Open to the Public.

Meeting Called by: Bob Parsons, Acting Chairman
Planning & Zoning Board of Adjustments
City of Salem, Missouri

04/01/2022

Publish in the Salem News 04/05/2022

MAYOR
Kimberly Steelman

ALDERMEN
East Ward West Ward
Shawn Bolerjack Greg Parker
Kala Sisco Catherine Dent

PARKS AND RECREATION: Melissa DuBois
POLICE DEPARTMENT: Joe Chase



PUBLIC WORKS: Mark Nash
UTILITIES: Jennifer Cochran

CITY ADMINISTRATOR
Ray Walden
CITY CLERK
Tammy Koller
CITY ATTORNEY
James Weber

ECONOMIC DEVELOPMENT: Sally Burbridge
BUILDING INSPECTION: Jarred Brown

City of Salem
400 N. Iron St.
Salem, MO 65560
Phone (573) 729-4811 Fax (573) 729-5371

Board of Adjustment Request for Appeals/Variance

Date: 3/24/2022

Petitioner Information C/O AT&T WIRELESS

Name: NETWORK REAL ESTATE LLC

Mailing Address: 5055 HWY N

City/St/Zip: COTTONVILLE, MO 63304

Phone: 314.229.5410

Owner Information (if different)

Name: SILVERMAN ODOH

Mailing Address: 1702 DOSS RD

City/St/Zip: SALEM, MO 65560

Phone: 573.429.1159

Action requested:

The undersigned hereby petitions the Board of Adjustment of the City of Salem, Missouri, to issue an appeal to the decision of the Building Inspector or a variance to the Zoning Ordinances of the City of Salem.

Site Information:

Location of Property (provide address and general vicinity)

1702 DOSS RD SALEM, MO 65560

Legal Description of Property and copy of plat (can be obtained at the Dent County Recorder's Office)

SEE ATTACHED

Property Zoning COMMERCIAL Adjoining Zoning E COMM ^{LOCATED} SOUTH COUNTY W COMM N COMM

Present Use of Property:

COMMERCIAL

Appeal or Variance Requested:

REQUESTING A HEIGHT VARIANCE TO

CONSTRUCT A NEW AT&T COMMUNICATION

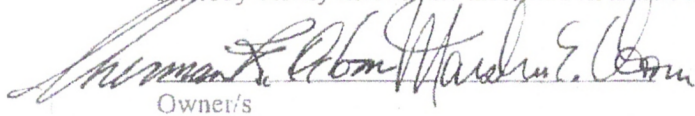
TOWER TO HEIGHT OF 175'


THIS HEIGHT IS NECESSARY FOR TOWER TO
PROVIDE NEW AT&T WIRELESS COVERAGE INTO
DOWNTOWN AREA OF SALEM.

Names/s, Addresses, and Phone #'s of property owners that adjoin said premises:

Name/s	Address	Phone #
SHERMAN R. Odom	PO Box 526	573-729-1159
MARSHA E. Odom	SALEM, MO 65560	573-729-1952

I hereby certify that all the information is true and accurate.


Owner/s

NETWORK REAL ESTATE LLC
CLINTON LOCKE
Applicant's 

FOR OFFICE USE ONLY*****

Filed in the office of the City Clerk _____
Submitted to the P & Z Commission _____
P & Z Recommended to Council _____
P & Z Adverse Reports _____
Written Protest to City Clerk _____
Commission Public Hearing set for _____
(15-day notice required to be published before hearing)
Public Hearing advertised on _____
Property owners adjoining said premises notified by regular mail _____
BILL NO _____ ORDINANCE NO _____
Effective date of permit _____

Notice of Rezoning Public Hearing

Notice is hereby given that the Planning & Zoning Board of Commissioners of the City of Salem, Missouri will hold a Public hearing on Monday, _____, 2021, : _____ P. M. in the City Hall Council Chambers, 202 N. Washington.

All interested persons will be given the opportunity to be heard on the following zoning matter:

Conditional Use of _____
on the property located at _____



400 N. Iron Street, Salem, Missouri 65560
(573) 729-4811 Fax (573) 729-5371
www.salemмо.com

March 17, 2022

Glen Klocke
Network Real Estate LLC
5055 Hwy "N" Suite 200
Cottleville, MO 63304

Mr. Klocke,

After reviewing your plans and application for the proposed Tower to be located at 1702 Doss Rd. I am unable to approve the permit for the following reason(s):

1. The 175' height of the proposed structure exceeds the height regulations for commercial districts as detailed in Section 405.290 of Salem City Code.

If you are unsatisfied with this decision, an appeal can be made to the Board of Adjustment for a variance from the literal provisions of the zoning ordinance by filing an application provided at the Administration Offices.

Thank you.

Jarred Brown
Building Inspector

SHEET INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
SS-1	SITE SURVEY
SS-2	SITE SURVEY
Z-1	OVERALL SETBACK AND SITE PLAN
Z-1A	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	TOWER ELEVATION

MRKSL042007



at&t

GREATER MIDWEST MARKET - MO
NSBSITE NAME
SALEM MO SESITE NUMBER
MO2273FA LOCATION CODE:
15108876SITE ADDRESS
1702 DOSS ROAD
SALEM, MO 65560

STRUCTURE TYPE

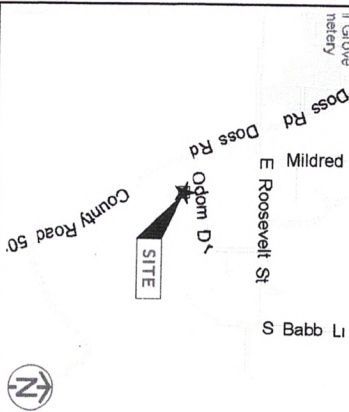
175' - SELF SUPPORT TOWER

DRIVING DIRECTIONS

SCAN QR CODE FOR LINK TO SITE LOCATION MAP



SITE LOCATION MAP



PROJECT SUMMARY

SITE NAME	SALEM MO SE
SITE NO.	MO2273
FA LOCATION CODE	15108876
SITE ADDRESS	1702 DOSS ROAD SALEM MO 65560
COUNTY	DEWITT
SITE COORDINATES	(FROM 1A LETTER) LATITUDE 37.5248100° LONGITUDE -91.5248100° GROUND ELEVATION 1174' (ANSI)
STRUCTURE TYPE	175' - SELF SUPPORT TOWER
ZONING	U-1 UTILITY
JURISDICTION	DEWITT COUNTY, MO
APPLICANT	AT&T 12390 OLIVE BLVD CAVE COEUR, MO 63141
PROPERTY OWNER	SHERMAN R. ODOM AND HAISHA E. ODOM
PARCEL NUMBER	09-4-10-19-4-01-001-000
BUILDING CODE	2012 INTERNATIONAL BUILDING CODE
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE
POWER COMPANY	T.B.O.
FIBER COMPANY	T.B.O.

ENGINEER'S LICENSE

CERTIFICATION STATEMENT:
I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.



APPROVALS

AT&T CONST.	DATE
AT&T RF	DATE
AT&T OS	DATE
LANDSCAPE	DATE

DRAWING SCALED TO 11"x17"

12390 OLIVE BLVD
CAVE COEUR, MO 631415055 Hwy N, Suite 200
St. Charles, MO 633041100 E WOODFIELD ROAD, SUITE 500
SCHUMBERG, ILLINOIS 60173
TEL: 847-508-8800
CDRAW E01902861
www.fullerton-engineering.com

#	DATE	DESCRIPTION	INIT
A	11/19/21	PRELIM. ZONING	JW
0	12/12/22	FINAL	EC

SITE NAME
SALEM MO SESITE NO.
MO2273SITE ADDRESS
1702 DOSS ROAD
SALEM MO 65560SHEET NAME
TITLE
SHEET
SHEETSHEET NUMBER
T-1

MO2273 SALEM MO SE PART OF THE SE 1/4, SECTION 19, T34N, R5W, IN DENT COUNTY, MISSOURI



Certificate of Authority
Missouri - 000205558

DATE: 11-13-21
BY: JEFFREY B. LOVE, A/E
PROJECT: MO-LS2650
SHEET: 1 OF 2

CERTIFICATION
I, JEFFREY B. LOVE, A/E, CERTIFY THAT A SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, AND ASSOCIATED EASEMENTS, PRESENTED HEREIN, AND THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

PROPOSED CELL TOWER DATA
Center of Tower
N 31° 15' 00" North
Long 91° 31' 15" West
Ground Elevation = 1174ft

<p>LOVE, JEFFREY B. & ASSOCIATES Land Surveying & Planning 1000 N. Main Street, Suite 100 Salem, Missouri 64683 Phone: (816) 437-1997 Fax: (816) 437-9999</p>		<p>LOVE, JEFFREY B. & ASSOCIATES, LLC 1000 N. Main Street, Suite 100 Salem, Missouri 64683 Phone: (816) 437-1997 Fax: (816) 437-9999</p>		<p>LOVE, JEFFREY B. & ASSOCIATES, LLC 1000 N. Main Street, Suite 100 Salem, Missouri 64683 Phone: (816) 437-1997 Fax: (816) 437-9999</p>	
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Also, a tract of land being part of the Earlwood Co.

Schedule B—II information:

4.1 Equipment: by Jack T. Moulton

Powerline

vertical column is NAVJBB using GEOD12B

The utilities as shown on this drawing were developed from the information provided by the utility companies.

NON-EXCLUSIVE ACCESS/UTILITY EASEMENT (AS SURVEIED)

[illegible]



1330 OLIVE BLVD
CHRYE COLE, MO 63141



1100 E. WOODFIELD ROAD, SUITE 500
SCHLAUBURG, ILLINOIS 60173
COAF E2019080761
www.fullertonengineering.com

FULLERTON

#	DATE	DESCRIPTION	REV
A	11/17/21	PRELIM ZONING	01
B	11/21/22	FINAL	01



SITE NAME

SALEM MO SE

SITE NO.

MO2273

SITE ADDRESS

1705 DOSS ROAD
SALEM, MO 65560

SHEET NAME

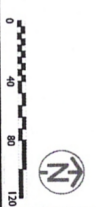
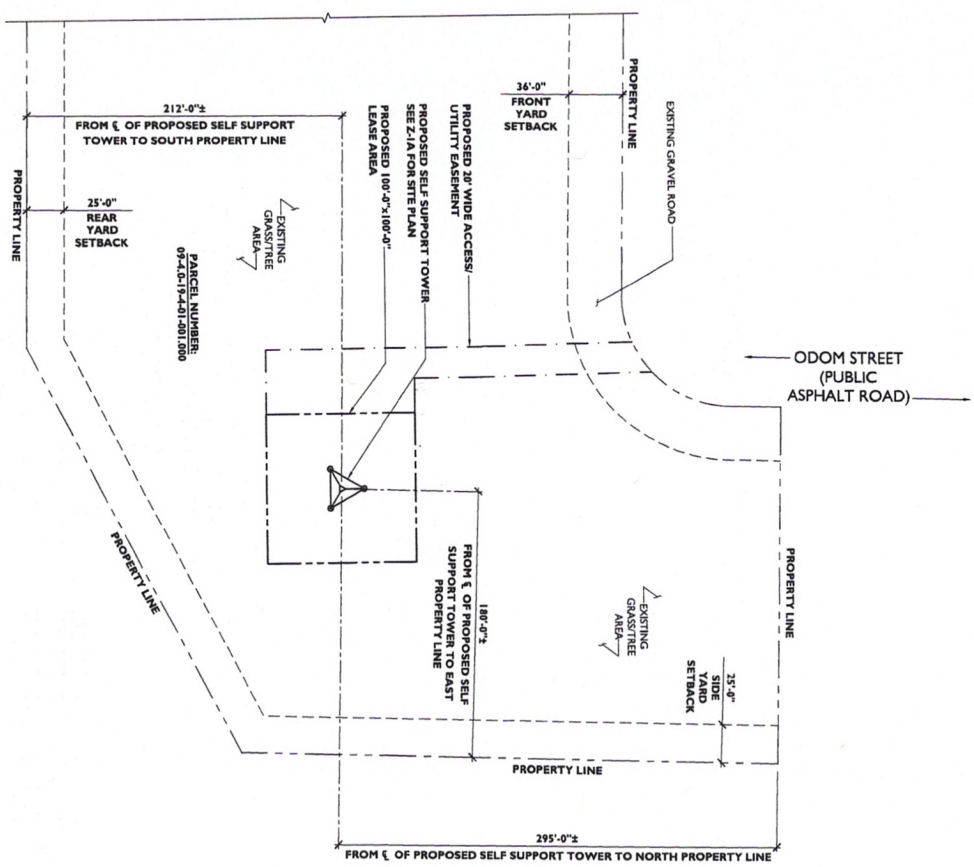
OVERALL SETBACK
AND SITE PLAN

SHEET NUMBER

Z-1

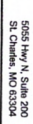
PROJECT # 2021.0005.0018

OVERALL SETBACK AND SITE PLAN





1



Fullerton

1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
COAH# E2019036761
www.FullertonEngineering.com

#	DATE	DISCUSSION	INIT
A	11/19/21	PRELIM ZONING	JW
0	1/21/22	FINAL	EC



SALEM MO SE

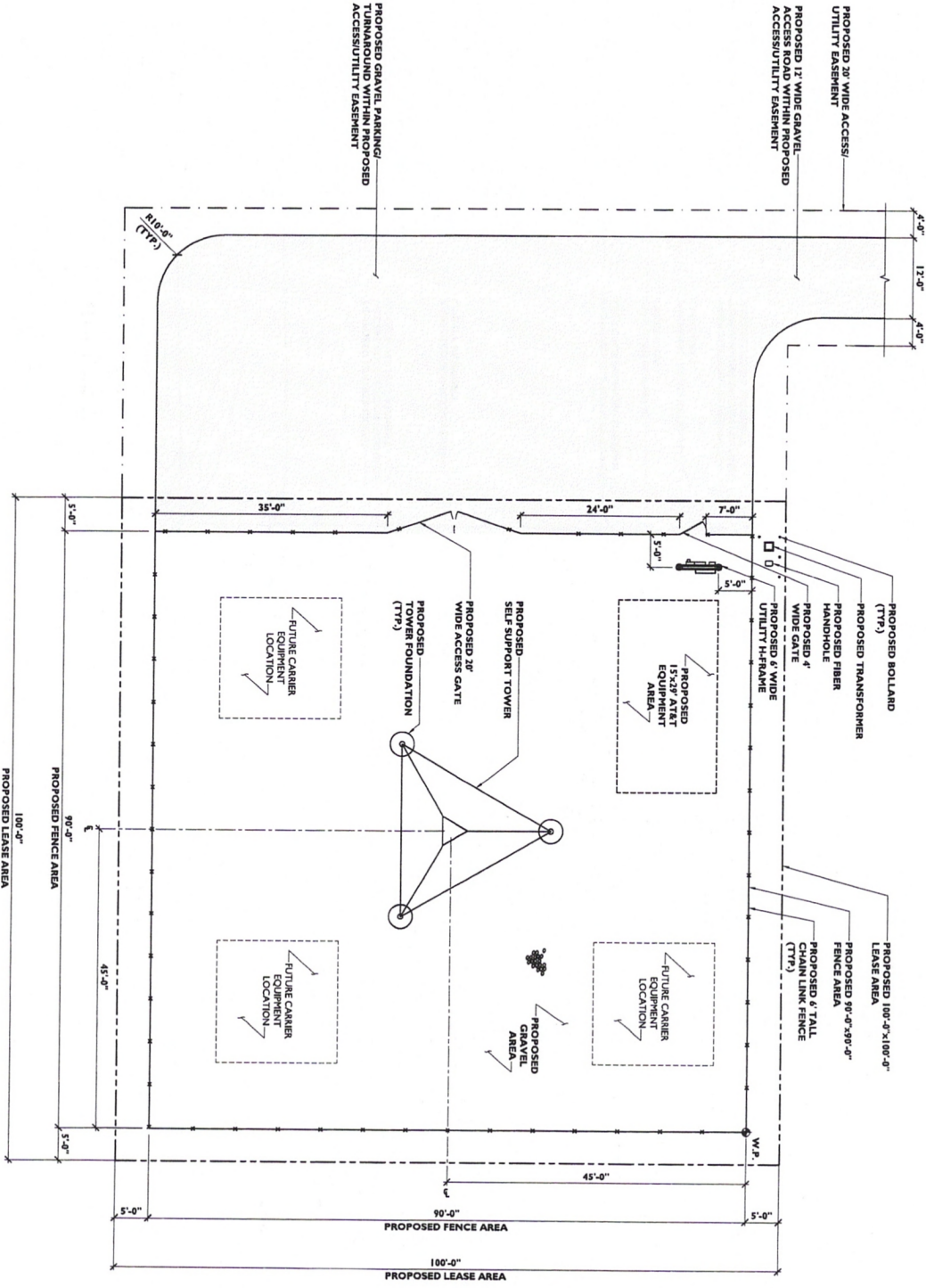
MO2273

ALEM, MO 655

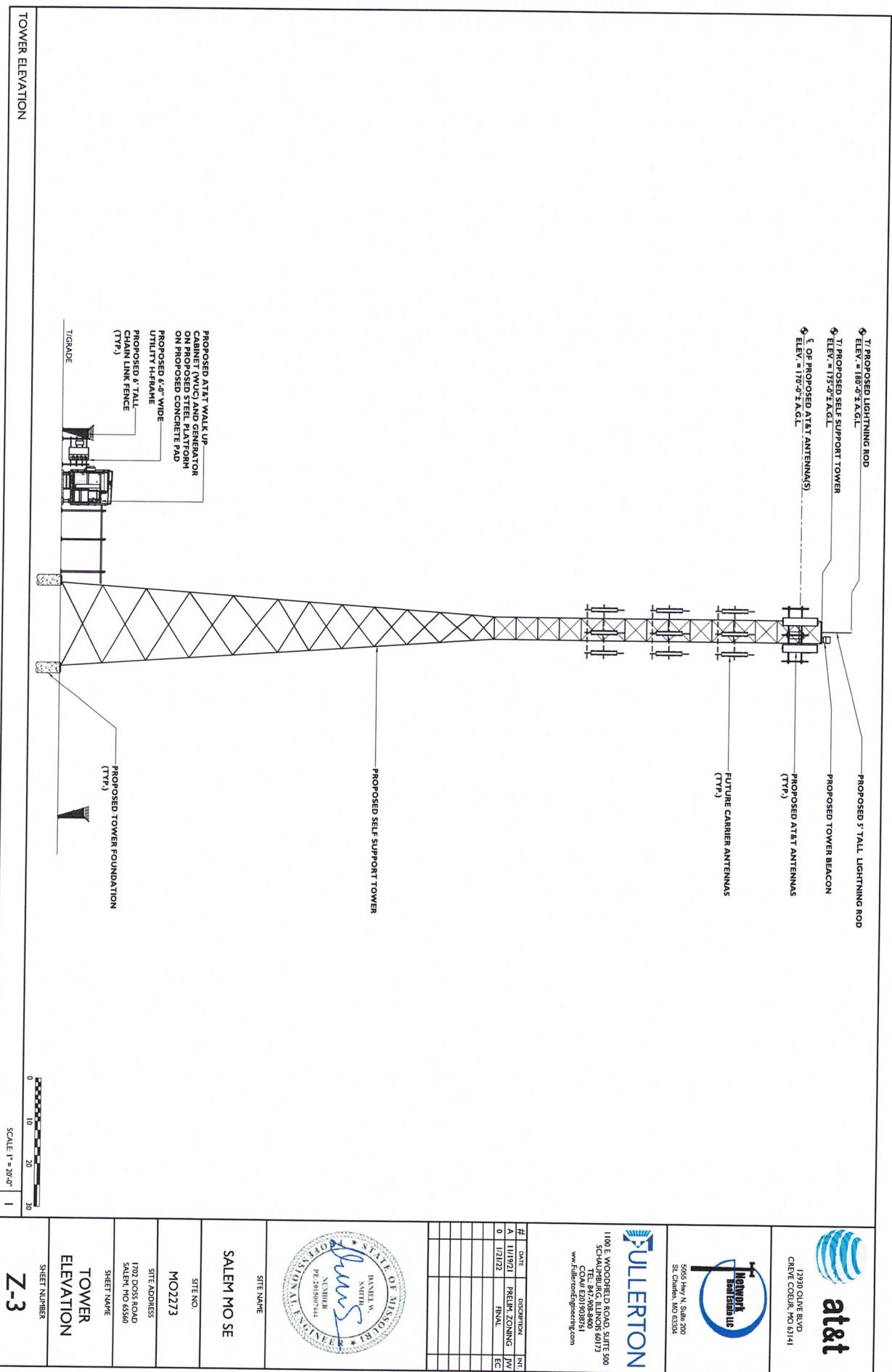
CLARK

7-2

PROJECT# 2021.0005.0018



ENLARGED SITE PLAN



12910 OLIVE BLVD
CREVE COEUR, MO 63141



5055 Hwy N, Suite 200
St. Charles, MO 63304



1100 E. WOODFIELD ROAD, SUITE 500
SCOTTSVILLE, KY 40154
TEL #27-2684600
CO# E201903761
www.fullertonengineering.com

#	DATE	DESCRIPTION	INT
A	11/19/21	PRELIM. ZONING	INT
0	1/21/22	FINAL	EC



SITE NAME
SALEM MO SE

SITE NO.
MO2273

SITE ADDRESS
1702 DOWS ROAD
SALEM, MO 65560

SHEET NAME
TOWER
ELEVATION

SHEET NUMBER
Z-3

Dent County Online GIS

Cell Tower Site



Dent County makes every effort to produce and publish the most current and accurate information possible. This data is provided "as-is" without warranty or any guarantee of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The county makes no warranties, express or implied, as to the use of this data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts any limitations of this data, including the fact that the data is dynamic and is in a constant state of maintenance, correction and update.