

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

APPLICATION OF GTE MOBILNET INCORPORATED)
FOR ISSUANCE OF A CERTIFICATE OF PUBLIC)
CONVENIENCE AND NECESSITY TO CONSTRUCT A)
PERSONAL COMMUNICATIONS SERVICE FACILITY)
IN THE CINCINNATI-DAYTON MAJOR TRADING AREA) CASE NO.
("MTA") WHICH INCLUDES BOONE, KENTON,) 97-304
CAMPBELL, GALLATIN, GRANT, PENDLETON,)
BRACKEN, MASON, LEWIS, GREENUP, CARTER, BOYD,)
ELLIOTT, LAWRENCE, JOHNSON, MARTIN, FLOYD AND)
PIKE COUNTIES, KENTUCKY)

O R D E R

The Commission has received the attached letter from Kevin T. Wall regarding the proposed cellular telecommunications facility to be located at 321 Deer Trace Drive, Florence, Boone County, Kentucky.

IT IS THEREFORE ORDERED that:

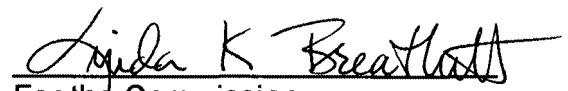
1. GTE Mobilnet Incorporated ("GTE Mobilnet") shall respond to Mr. Wall's concerns by certified letter, within 10 days from the date of this Order.
2. GTE Mobilnet shall file a copy of the certified letter and dated receipt, within 7 days of the date on the receipt.

Done at Frankfort, Kentucky, this 6th day of August, 1997.

ATTEST:


Executive Director

PUBLIC SERVICE COMMISSION


For the Commission

BOONE COUNTY PLANNING COMMISSION



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mailto:plancom@one.net

RECEIVED

JUL 28 1997

PUBLIC SERVICE COMMISSION

July 24, 1997

Mr. Don Mills
Executive Director
Public Service Commission of Kentucky
P.O. Box 615
Frankfort, KY 40602

RE: Case # 97-304 - 150' Monopole Proposed by GTE Mobilnet, 321 Deer Trace Drive, Boone County, Kentucky

Dear Mr. Mills:

On behalf of the Boone County Planning Commission, and as Zoning Administrator for the Boone County Fiscal Court, I strongly oppose the above referenced application monopole proposal due to the following facts.

A. The proposed monopole site is a mobile home lot within a mobile home park. This mobile home park was subject to a "plan certain" zone change approval in 1993. Through this approval, the zoning for the overall tract that includes the proposed monopole site was changed to "Mobile Home Park" (MHP). As the name suggests, this zone is intended for mobile home parks and the MHP zone does not permit telecommunication towers. Thus, the monopole is proposed to be located within a residential neighborhood. Further, the MHP zone permits a maximum building height of 20 feet - the proposed monopole with the attached antennas is eight (8) times this maximum building height.

The "plan certain" or "conditional" zone change approval mentioned above limits the development of the site to the layout and land uses shown on the Concept Development Plan that was reviewed through the zone change process. This Concept Development Plan that is a condition of the zone change approval indicates that the overall tract, including the site in question, would be developed exclusively as a mobile home park.

B. The 1995 Boone County Comprehensive Plan's Future Land Use Map indicates that the area is intended for "High Suburban Density Residential" uses. These uses are defined by the Plan as "single family and/or attached housing of up to eight dwelling units per acre. This classification is typified by townhouse, condominium, and zero lot

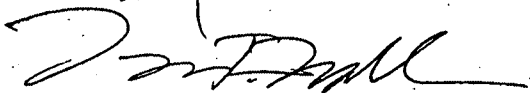
Mr. Don Mills
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line development, and also pertains to mobile home parks." Telecommunication towers and similar public utility facilities are notably absent from this description. In addition, the Plan has a "Public/Institutional" land use category which has obviously not been applied to the proposed monopole site.

- C. The proposed monopole would be an extremely over-scaled nuisance within a residential neighborhood. A structure of this height and monumentality will dwarf the remainder of the surrounding environment, particularly the adjoining mobile home structures.

Overall, the Planning Commission encourages co-location of facilities to avoid the unnecessary construction of telecommunication towers. We encourage GTE Mobilnet to seek out an existing facility for the erection of the proposed antennae.

Sincerely,



Kevin T. Wall, AICP CDT
Director, Zoning Services

KTW/vlm