

August 7, 2017

City of Dublin

c/o City Hall

5200 Emerald Parkway

Dublin, OH 43017

Case 17-066 – Conditional Use – 6135 Rings Road

Over the past few days, I have reviewed the St. John Lutheran Church bell tower proposal on numerous occasions and taken some time to reflect on the perspective of all parties involved.

First, I was quite disturbed on a number of levels to learn recently of a proposal to put a business generating mechanism (cellphone tower) right in the middle of what is a residential zone area. There was absolutely zero outreach by anyone associated with the Church or the proposal to the Association most affected by this. I know this only because up until last month when I resigned, I've been the Village of Balgriffin Association President for some time.

From an individual resident perspective, I have resided at my residence which faces St. Lutheran Church for almost 15 years. One of the main reasons I chose to make the investment in my property was due to the fact that it was in a residential area and the surroundings had been built out including with a Church. Unlike those who are applying for this zoning permit, I, along with the fellow residents surrounding this tower, would have to live with this on a daily basis as we physically reside next to the church.

Furthermore, the effect it will have on our curb appeal and value of our property. It's one thing for the applicant to be on a parcel of land in a commercial district or where there is nothing surrounding it at the time. However, in this case, both do not apply. The City of Dublin has always done a wonderful job about being proactive with zoning for this purpose. Something such as this belongs in a commercial zoned area not a residential zone area. The City has commercial districts off Emerald Pkwy and Shier Rings that towers like this are best placed.

That being said, I appreciate the attempt from an aesthetic standpoint to blend the cell tower with the church building. It certainly is much better than looking at a metal pole. As the proposal describes, the façade would not be brick, but rather a StealthSkin composite foam design.

Beyond the fundamental principal of it not belonging in a residential zoned area, my biggest issue is with the height of the building. As proposed, the primary option of 104' would be ten stories tall. The tower's primary design option will be an additional four stories taller than any structure currently at the church. Based on what I understand, that's taller than any building in Bridge Street Park and most other commercial buildings in Dublin. Please ask yourself if you lived in your home and suddenly you were told you were going to face a ten-story structure in a residential zoned area, how would you react? One would be hard pressed to find individuals who want to buy a house near one of that size, especially a cellphone tower.

Other questions I have include:

- How will the tower be designed to handle lighting strikes (grounding) and does this increase our homes exposure to more frequent strikes with a taller structure?
- Who is responsible for maintaining the upkeep and look long term including landscaping? (Church or Wireless Carriers—note they suggest multiple carries (3 total) being involved long term)
- Who will be responsible for making sure that entity maintains the appearance and maintenance of it?
- Will this specific tower require any flashing lights since it sits under the ILS approach to OSU Don Scott Airport?

Ultimately, I recognize the Planning and Zoning Commission will make the decision on this case that is in the best interest of the city and its vision for planning/development. I hope that regardless what that decision is, it fosters the internal discussion among committee members of how to deal with this issue going forward as it will only increase with the proliferation of wireless technology.

I appreciate your consideration of my thoughts and concerns.

Regards,



Jim Blum

6167 Turvey Loop West

Dublin, OH 43016

From: [Metin Gurcan](#)
To: [Logan M. Stang](#)
Cc: [Kim Gurcan](#)
Subject: Concerns about St. Lutheran's Church Bell Tower
Date: Thursday, August 03, 2017 5:23:55 PM

Dear Logan (cc Kim),

It was nice talking to you this afternoon. Could you please confirm that you received this message, and share it with the Planning and Zoning Commission?

I want to make sure that these questions are raised, and they are part of the official documentation of the hearing.

Thank you very much for your help.

Best regards,

Metin

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Dear Planning and Zoning Commission:

I've received the notice to build a wireless communication facility as a Bell Tower at St. John's Lutheran Church, 6135 Rings Road, 17-066CU.

As a Dublin resident and a father living very close to the planned construction areas, I have serious concerns about this construction. When I reviewed the publicly available information on your web page <http://dublinohiousa.gov/pzc/17-066> (accessed 2017-08-03 4:51 PM), I "saw Application, Featured Image, and Tower Plans."

From whatever I could see from the web page, all the supplied information is regarding the cosmetic and constructional aspects of the proposed tower. However, this is a wireless tower. As such, some really important piece of information seems to be missing. I respectfully ask you to please raise these important questions during the public hearing, and urge you not to vote favorably until you have been convinced that these questions are answered to your satisfaction.

1) Have the health effects of such proposed tower been studied? The Lutheran Church houses a kindergarten. Several of us in the close neighborhood have small kids. Several dozens of people rent the church garden to grow vegetables, many with small kids.

Do we know if Verizon (and or the Church) has any proof that this proposed tower will not have any negative side effects on the health of many small kids (or adults) in the close proximity (in case of kindergardners — long term exposure)?

Can you please ask Verizon (and or the Church) to provide this information and give the formal verification that the proposed tower will not have any negative health effects on the children in close proximity, and they are willing to assume any health risks that this tower may pose in the future?

Some studies report diverse negative site effects such as "headaches, skin rashes, sleep disturbances, depression, decreased libido, increased rates of suicide, concentration problems, dizziness, memory changes, increased risk of cancer, tremors, and other neurophysiological effects in populations near base stations."

Biological effects from exposure to electromagnetic radiation emitted by cell tower base stations and other antenna arrays B. Blake Levitt, Henry Lai, Environmental Reviews, 2010, 18:369-395, <https://doi.org/10.1139/A10-018>

2) No information is provided on how powerful this wireless tower is going to be. What will the field strength of high-frequency electromagnetic fields (HF-EMF)? Can they (Verizon and or church) please provide justification (and proof) that the total HF-EMF and exposure related to mobile telecommunication are going to be far below recommended levels, particularly in the kindergarden and the closeby houses such as ours?

How will this tower (when fully functional) affect the electronic equipment in our houses (e.g. computers, tablets, cell phones, pace makers, etc.)? What is Verizon's plan to make sure that the tower will not have any negative effect? What's the mitigation plan in case, we, the neighbors experience problems due to electronic interference: how are we going to be compensated should problems arise, and how will this issue be resolved?

3) Are there any other factors that may affect the safety and comfort of the neighborhood? Do we know how much power this tower is going to use, and if that much power will cause any problems with the consistency of our power supply? Are there sufficient protections against the likelihood of a lightning?

Thank you very much for your attention to these matters.

Sincerely,

Metin Gurcan, PhD
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