

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
JANUARY 20, 2020-7:30 P.M.
1565 Jackson St. Marne

1. The meeting was called to order at 7:30 p.m. by Chairman Dausman with the Pledge of Allegiance and a Prayer. Commission members present: Rich Dausman, Steve Gray, Dan VanDyke, Steve Van Timmeren. Absent: Gary Karr. Also present were Township Planner Brian Werschem and Clerk Maureen Carmody as Recording Secretary.
2. No parking in the reserved fire spaces was announced.
3. A motion was made by Gray and supported by VanDyke to re-elect Rich Dausman as Chairman, Steve Van Timmeren as Vice-Chairman and Gary Karr as Secretary. Motion carried.
4. There were no additions to the agenda.
5. A motion was made by VanDyke and supported by Gray to approve the minutes of the December 16, 2019 Planning Commission meeting as written. Motion carried.
6. There were no public comments.
7. A Public Hearing was held to consider a request by Cellco Partnership DBA Verizon Wireless, 24242 Northwestern HWY, Southfield MI 48075, for a Special Use permit for the construction of a 195-foot, three (3) user monopole cell tower on 10,000 square feet of land leased from Edmund and June Armock at 707 Taft Street, parcel number 70-06-01-300-013. The monopole would be upon the eastern portion of 707 Taft Street, and the application includes a driveway easement for ingress and egress to the tower site. The applicant, Bob Przybylo, a representative of Verizon Wireless, presented information regarding the request. He explained the color codes on the radio frequency propagation maps, and that they chose this location due to the studies showing this location to have the worst coverage. He also explained that the construction of a new tower was needed as there are no existing structures in the area that could be used for co-location. He also stated that there would be equipment cabinets at the base of the tower and a backup generator with a 1,000- gallon propane tank, and that the whole compound would be fenced. There would be an access drive to the site from Taft St. Werchem stated that there can be up to three co-locators on the pole, and the applicant stated that each co-locator would need to provide their own equipment and storage at the base. Van Timmeren requested clarification regarding what would determine whether the project would be considered a permitted use or a special use, and was informed by Werschem that a special use permit is required due to the height of the proposed tower exceeding 150 feet, the threshold for a permitted use.

The Public Hearing was opened at 7:48 p.m.

Jack Phillips, 81 Miller Drive, stated that he owns property to the east of the proposed cell tower, and he wanted to know if it would have a negative effect on property values. The applicant stated that the studies and research they have done do not show that these types of facilities have any negative impact on property values. Phillips also stated that he thought a fenced compound might be more noticeable in a rural versus a populated area. Dausman asked for clarification regarding the size of the monopole and accompanying equipment. The applicant stated that the base of the tower would be 6'-8' in diameter within a 100' x 100' fenced area, and that each storage cabinet will be approximately the size of a refrigerator, and that there would also be a backup generator and a 1,000-gallon propane tank. There will be 12 conifers planted around the base of the tower and the equipment. The applicant responded to questions from commissioners regarding the potential range of service, why this particular spot was chosen, how many towers are needed and in what proximity for optimum coverage in an area, whether there would be 5G antennas on the tower, and what are the health effects of the radio waves generated by the cell tower. The applicant answered that the range of the tower in flat farmland is 2-5 miles depending on density of population, usage and the height of the tower. They chose this location due to studies showing that this was the worst location for coverage, and it is being located on the SE portion of the property due to accessibility from the main road, utilities and it was where the owner wished it to be located. The optimum number of towers in an area is determined by topography, density of population, usage and the

height of the towers. There will not be 5G antennas on the tower at this time, but there may be in the future, and they are in compliance with state and federal guidelines regarding EMF. They are staying below 200' in height for the tower in order to avoid having to place lights on the tower.

The Public Hearing was closed at 7:57 p.m.

The Planning Commission reviewed the standards to be considered for the granting of a special use permit. The Commission reviewed standards for a special use permit and site plan review concurrently as there were similar items to consider. It was determined that there were no concerns regarding the height of the tower. The applicant stated that these towers are designed to buckle in the middle and not topple. They are also designed to withstand major hurricane force winds. Proximity to nearby electrical lines was discussed and it was determined that there would not be an adverse effect on adjoining land or uses. It was also noted that a monopole was preferable to a tower with guy wires, and as the tower is along the edge of the property and does not occupy a large footprint, there would not be a negative impact on the farming of adjacent land.

A motion was made by VanDyke and supported by Van Timmeren, as it has been determined that the general standards of Section 1902 of the Wright Township Zoning Ordinance have been met, to approve the granting of a Special Use Permit for the construction of a 195' three (3) user monopole cell tower on 10,000 square feet of land leased from Edmund and June Armock at 707 Taft Street, parcel number 70-06-01-300-013. The monopole would be upon the eastern portion of 707 Taft Street. Motion carried.

Under the site plan review for the application, the applicant indicated that they may want to fence a larger area in the future than is indicated on the site plan, in order to accommodate additional equipment at the base if there are additional carriers added to the tower. He was informed by Werschem that the applicant cannot change the site plan without the approval of the Planning Commission. If any changes are proposed, an updated site plan must be presented to the Planning Commission for approval. A motion was made by VanDyke and supported by Dausman to approve the site plan submitted by Cellco Partnership DBA Verizon Wireless, 24242 Northwestern HWY, Southfield MI 48075 for the construction of a 195-foot, three (3) user monopole cell tower on 10,000 square feet upon land leased from Edmund and June Armock at 707 Taft Street, parcel number 70-06-01-300-013. Motion carried.

8. Under Commission member concerns, Van Timmeren requested an update regarding truck rentals at the old Berlin Baptist Church location. He was informed by Carmody that the Township Zoning Administrator had inspected the site and would be sending a letter to the company to inform them that they must take action to comply with the Wright Township Zoning Ordinance.
9. There were no Wright Township Board communications.
10. A motion was made by VanDyke and supported by Dausman to adjourn the meeting at 8:36 p.m. Motion carried.

Respectfully submitted by,

Maureen Carmody
Recording Secretary