

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
October 21, 2015
Minutes**

CALL TO ORDER

The Williamstown Township Planning Commission convened at 7:30 pm at the Williamstown Township Hall located at 4990 Zimmer Road, Williamston, Michigan. Chair Eidt called the meeting to order and reviewed the agenda.

PRESENT: Chair Eidt, Secretary Brown-Timm, Commissioners Giese, Weston, DeShon and Vice Chair LaMore, and Trustee Eyster.

NOTED EXCUSED ABSENCE FOR: Commissioner Davis and Commissioner Korson.

ALSO PRESENT: Planning Consultant Chris Doozan of McKenna Associates and Planning Assistant Kathy Morse

MINUTES APPROVAL

**Commissioner Weston moved to approve the minutes of September 16, 2015
Seconded by Commissioner Giese**

Motion approved unanimously

PUBLIC COMMENT

No Comments

Closed at 7:35 pm

Public Hearing

**Proposed Application for SUP/Site Plan 7-12 bed adult foster care facility from Nancy Harns
3800 Vanneter**

Chair Eidt requested the Township Planning Consultant, Chris Doozan to review his assessment of the Special Use Permit and Site Plan.

Chris Doozan reviewed his letter to the Planning Commission dated October 8th addressing the requirements for approval. Recommending approval to the township board subject to these provisions:

2 parking spaces being added

State license on file with township

Landscape completed

Chair Eidt opened the Public Hearing and asked for comments from the public:

Petitioner representative Tom Reder of Bergman Associates addressed the Planning Commission. He reaffirmed the issues identified by the consultant will be complete upon site plan approval noting the landscape was completed on Monday and clarified it is in the plan to make the parking spaces upon approval of the special use permit.

Commission questions of the petitioner representative:

- The need for additional parking.
- Generating more traffic than a single family home.
- Delivery of medical support, groceries.
- Requiring an affidavit that states there is no one living or staying in the basement.

Chair Eidt opened the floor to those in support:

David Harns 1810 Carol Lane Dansville read letters sent to the township in support from:

1. Ben & Michelle Eichler 3970 Vanneter Williamston, MI 48895
2. Dean & Janice Poellet 956 Riverview Court Williamston, MI 48895
3. Lynda Taylor 287 Turner Road Williamston, MI 48895
4. Michael & Jessica Vansvol 3780 Vanneter Williamston, MI 48895

Chair Eidt opened the floor to those in opposition:

1. Tim Green 2275 Sunrise Drive Williamston, MI 48895
2. Denise Bell 2275 Sunrise Drive Williamston, MI 48895

Chair Eidt opened the floor to discussion:

No discussion

Vice Chair LaMore moved to close the public hearing allowing incoming correspondence until Friday October 23rd at 5pm

Seconded by Secretary Brown-Timm

Unanimously Approved

Chair Eidt announced since there was opposition the Planning Commission would deliberate on proposal at the November 18th Planning Commission meeting.

Public Hearing

Proposed application for SUP/Site Plan from APC Towers to erect a 160 foot high monopole tower.

Chair Eidt requested the Township Planning Consultant, Chris Doozan to review his assessment of the Special Use Permit and Site Plan. Chris Doozan reviewed his letter to the Planning Commission dated October 8th recommending before taking action on the Special Land Use they consider the following two key issues:

1. The benefit of having one tall tower with four carriers, versus a 120 –ft. tower with one carrier, but with the potential for additional tower proposals to serve other carriers. The Planning Commission should consider that the taller tower will provide broader coverage, thus providing service to more residents.
2. Whether the amount of land involved is significant enough to raise concern about loss of agricultural land.

If the Special Land Use is approved, it is recommended by McKenna that the Planning Commission recommend approval of the site plan to the Township Board, subject to the following conditions:

1. Landscaping recommendations must be implemented.
2. Structural and soil reports must be submitted prior to issuance of a building permit
3. A removal bond shall be posted immediately upon issuance of a building permit to ensure removal of the facility must be submitted.

Chair Eidt opened the Public Hearing and asked for comments from the public:

Petitioner Verizon Wireless representative Bob Przybyla, APC Towers representative Stephen Estey of Dykema and Jim Hue, radio frequency engineer for Verizon addressed the Planning Commission regarding the proposal from APC Towers for a 160-ft monopole.

1. It is our first preference to use an existing structure, there was nothing in the area. We are trying to improve our network. We found a property owner willing to lease property. We would have liked to have a 190 foot tower – the 160 feet is a compromise from the 120 feet which is a one carrier monopole.
2. APC Towers owns the infrastructure and Verizon lease the service.
3. Explanation was given of the colored coverage area maps showing the need.
4. A letter was handed out titled “Determination of No Hazard to Air Navigation” to answer the questions and concerns of Trustee Eyster regarding the proximity to Maidens Airport.

Discussion & Clarification:

- What kinds of events would bring the tower down?
 - Monopoles were still standing after Hurricane Katrina, Manmade events.
- Does this add to the taxable value?
 - No this is personal property.
- Who funds the bond?
 - APC Towers purchase the bond from a bond company.
- Who holds the bond?
 - The township.
- Is it a question of no coverage or improvement of coverage?
 - There is no way to know exactly how many Verizon customers reside in the coverage area however it is viewed as a safety issue because 90% of all 911 calls are made from a cell phone so coverage of the area and improvement of coverage area is necessary.
- How many residents will be served by the new tower?
 - This number is ever changing depending on who their cell phone service is with.
- What is the potential loss of agricultural land?
 - This is miniscule
- How many towers are currently in the township?
 - Two on Grand River Avenue
- On the property that is leased and the non-leased property – if the tower falls on their property- should the township have something in place to hold harmless?
 - Chris Doozan will research and report back.
- Who owns the infrastructure?
 - APC Towers

- Will this be a hazard to air navigation?
 - FAA determined there is no hazard. There are 150 flights per year. Both departing and landing flights are a non-issue because they both turn away from the tower.
- Do we need more towers?
 - Yes, the center of the township is underserved. The enhanced wireless communication will improve the economic well-being of the community by providing uninterrupted wireless communications to the area which may be utilized for business health and safety and recreation.
- What is the co-location capacity of the towers we have now?
 - There are no vacant co-locators, 120' is a one carrier monopole
- What is the co-location capacity of this tower?
 - The proposed facility is 160' which is necessary to both achieve the coverage required by Verizon Wireless in order to fill the existing gap in coverage/capacity and to provide adequate space for future co-location by up to three additional carriers.

Commission DeShon moved to close the public hearing

Seconded by Vice Chair Lamore

Unanimously Approved

Commissioner DeShon moved to recommend approval of the APC Towers Special Land Use request to erect a 160 foot high monopole tower to the Township Board.

Seconded by Secretary Brown-Timm

Approved - vote 6-1

Commissioner DeShon moved to recommend approval of the APC Towers Site Plan request to the Township Board.

- 1. Landscaping recommendations must be implemented.**
- 2. Structural and soil reports must be submitted prior to issuance of a building permit**
- 3. A removal bond shall be posted immediately upon issuance of a building permit to ensure removal of the facility must be submitted.**

Seconded by Vice Chair LaMore

Unanimously Approved

Chair

None: **Closed at 9:25 pm**

PUBLIC COMMENT

None: **Closed at 9:27 pm**

Review

1. Harns application for a Special Use Permit for a 7-12 bed adult foster care facility is scheduled for deliberation November 18, 2015.
2. APC Towers Special Land Use request to erect a 160 foot high monopole tower will be sent to the Township Board meeting on November 11th with a recommendation for approval.

**Commissioner Giese moved to Adjourn
Seconded by Commissioner DeShon
Meeting adjourned at 9:35 pm.**

**Kathy Morse,
Recording Secretary**

Secretary Joscelyn Brown-Timm