

TOWNSHIP OF FREMONT

COUNTY OF TUSCOLA

MAYVILLE, MICHIGAN 48744

Planning Commission Special Land Use Meeting

October 4, 2011

Board Present: Amy Holbrook, Terry Glowicki, Jim Will, Matt Blatt, RoseAnn Laskowski, Ron Curell and Ken Bragg

Board Absent: None

Guest Present: Ben Varney (Rep. from American Tower LLC) Henry Wymore (SLU applicant), Lyle Fryers, Judy Raymond, Ed Cole, Ed Cole Jr., Soleiman Seghatoleslami, John Welke.

Meeting opened at 7:00 p.m.

Approve Minutes:

Motion made by Blatt seconded by Laskowski to approve the August 1, 2011, minutes. Motion carried.

Bragg stated that the purpose of the meeting was as follows: American Tower, LLC wants to put up a 300' communication tower on the property of Henry & Carolyn Wymore at 1885 W. Blackmore Road, parcel #011-016-000-1700-00. Latitude: N43° 21' 57.26" Longitude: W83° 24' 57.80".

SLU Applicant:

Ben Varney (Representative for American Tower, LLC) gave the board members copies of a letter stating that this tower would be three miles from the Apache Road tower, a copy of the Easement agreement and also information regarding the lighting that would be used. He also stated that the tower would be 295' tall with a 5' lightning rod at the top for a total height of 300'. He stated that it would be a three legged lattice type tower with a 100' x 100' fence around the tower. If approved their next step would be to get approval from the FAA and the Tuscola County Airport Authority. They currently have one cellular company that will be a client on the tower and there will be room for 5 additional clients. He also stated that the tower will have a 25 year life span and will be designed to collapse upon itself if it was ever to fall down.

Board Discussion:

- Will asked if the Easement was considered as part of the tower site for notifying property owners? Holbrook stated that all property owners were notified.
- Bragg asked about the type of lighting that would be used. Ben Varney stated that per the information handed out that the lights would be a medium intensity dual LED light and would be a white strobe light during the day and a red strobe light in the evening.
- Blatt asked how much time would it take to get everything approved – Ben Varney stated that it usually takes about 90 days to get approval from the FAA and during that time they will also be working on getting approval from the Tuscola County Airport Authority. Ben Varney also stated that his client wants to get the tower up as soon as possible.
- Will asked whether or not the North/South 300' measurement on the American Tower site map was from the center of the tower or at the South edge of the tower's base. Ben Varney stated that it was to the center of the tower's location. Will then commented that since the 300' was from the center of the tower the location would have to be relocated to meet the minimum setback requirements. Ben Varney stated that it wouldn't be a problem and that the tower would still be at least 3 miles from the closest tower.

- Will asked whether this new proposed tower location would be at least 3 miles from the tower SLU that existed on a property located near East Snover and Maier Road. Ben Varney said he wasn't aware of one at that location. Bragg said that it wasn't really relevant because it dated back to sometime in the 90's and nothing had ever been built there. Our current zoning ordinance states that "no communication tower shall be located within 3 miles of an existing tower". Lyle Fryers also stated that the Snover Road SLU had been granted for a 40 acre parcel that has since been divided up into 6 or 7 small parcels. Laskowski stated that the Snover Road SLU issue needs to be resolved. It was suggested that the current property owners should be contacted to inquire whether or not they still wished to have a tower SLU. If they do not, they should be asked if they would be willing to sign off and allow the SLU to be nullified.

Public Comments:

John Welke asked if the tower wasn't started within one year if they would have to come back to the Planning Commission and start the process over again – Bragg stated that yes that was true. Soleiman Seghatoleslami asked what constituted starting the tower – Bragg stated that as long as construction had began. Another guest asked where the FCC fell into place – Ben Varney commented that getting approval from the FCC was the responsibility of the clients. Judy Raymond asked if there was only room for 6 clients – Ben Varney stated that this type of tower was built for only 6 clients. Lyle Fryers asked if this tower would be three miles from the Apache Road tower – Bragg stated that the Board received a letter from American Tower, LLC stating that it was three miles from that tower.

Motion

The Planning Commission approves the special land use permit for a communication tower that will be built by American Tower, LLC at parcel # 011-016-000-1700-00 at the property owned by Henry & Carolyn Wymore at 1885 W. Blackmore Road. Installation is contingent on following all the provisions of the 2009 Zoning Ordinance (Section 13.12C). Also with the contingency that the base of the tower be set back 300' from any property lines and that it will be at least 3 miles from all existing towers. Also that a demolition bond and updated GPS coordinates be provided to the Zoning Administrator. A copy of the Easement Agreement is also required (there is already a copy with the file) Motion made by Laskowski, seconded by Blatt. Roll call vote: Curell–yes, Will–yes, Bragg–yes, Matt–yes, Glowicki–yes, Laskowski–yes, Holbrook–yes. Motion unanimously approved.

Meeting adjourned at 8:30 p.m.

Respectfully submitted by

Amy L. Holbrook, Secretary