

TOWNSHIP OF FREMONT

COUNTY OF TUSCOLA

MAYVILLE, MICHIGAN 48744

Planning Commission Special Land Use Meeting

August 1, 2011

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

Board Absent: None

Guest Present: Henry Wymore, Lyle Fryers, Ron Mieske, Robert Perry, Gerald Brown, Pete Mocerri, Linda & Jim Will (SLU applicant)

Meeting opened at 7:00 p.m.

Approve Minutes:

Motion made by Glowicki seconded by Laskowski to approve the July 11, 2011, minutes. Motion carried.

Bragg stated that the purpose of the meeting was as follows: Tele-Site, Inc. working for TTG, LLC wants to put up a 310' (305' per notice that was put in the Tuscola County Advertiser) cell tower on the property of Jim & Linda Will at 3605 Apache Road, south/east portion of parcel #79-0110006-000-1700-01. Jim Will asked to be excused from the meeting due to a conflict of interest since the property that the SLU application was for is owned by him – he was excused.

Public Comments:

Ron Mieske who owns property near the Will property is unhappy with having a tower near his property. He claims also to have not gotten a notice. Holbrook stated that he was sent a letter the first week in July. Later during the meeting he did say that he received the notice. He feels that having the tower next to his property will decrease his property value.

SLU Applicant:

Robert Perry (a representative for Tele-Site, Inc.) explained in detail what the tower company wished to do. He stated that the parcel previously chose for the smaller tower wouldn't be adequate for a 310' tower and that is why they chose a different location on the Will property. This tower will be a three-legged lattice type tower and will also have a 85' x 85' fenced in compound around it. He also has received a letter from the FAA that stated that they have looked into it and have approved the location and height. He stated that if approved by this Planning Commission it will also have to go to the Tuscola County Airport Authority for approval. He also stated that they would ask that when/if it is approved that one of the conditions of the approval be that the board voids the previous tower SLU permit.

Board Discussion:

- Glowicki asked if the tower was the type that would collapse in itself if there was a problem. Robert Perry stated that there would be a breaking point in the middle somewhere so that if something would happen it would collapse more into itself.
- Blatt asked if it is just for cell phones or also for internet. Robert Perry stated that there are discussion for both. The question was also asked as to how long before it would be able to be used

by customers. Robert Perry stated that if it is approved it could be up and running by the end of the year.

- Bragg asked if the current demolition bond would be changed because of the larger tower. Lyle Fryers commented that he received a letter stating that if approved the bond would be updated for the additional feet.
- Bragg stated that since the 2008 SLU permit was granted the Zoning Ordinance has been updated and there is a clause now that states that if nothing is done within a year that the SLU is void.
- Glowicki wondered about the lights on the tower and whether or not they would bother the neighbors. Robert Perry stated that the FAA indicated it had to be illuminated per their code but that they now have LED lights and they have some that shine upward instead of down.

Motion

The Planning Commission approves the special land use permit for a communication tower that will be built by Telecom-Tower Group at the property owned by Jim Will located at 3605 Apache Road in the south-east corner (Longitude 83° 26' 57.8" Latitude 43° 24' 06.4"). The install is contingent on following all the provisions of the 2009 Zoning Ordinance (Section 13.12C) and also contingent that the 2008 SLU permit for a previously approved tower be considered null and void and also that the demolition bond be adjusted according to the new specifications of the 310' tower. Motion made by Laskowski, seconded by Blatt. Roll call vote: Curell–yes, Matt–yes, Bragg–yes, Glowicki–yes, Laskowski–yes, Holbrook–yes. Motion unanimously approved.

Meeting adjourned at 8:18 p.m.

Respectfully submitted by

Amy L. Holbrook, Secretary

After this meeting was closed a letter from Jim Will and Raymond L. French (President of Telecom Tower Group, LLC) was given to the Fremont Township Clerk (Amy Holbrook) which requested that the SLU permit that was granted to the Jim Will property for a 184' communications tower on December 16, 2008, be made null and void.