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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
MAY 29, 2019 – SPECIAL MEETING**

PRESENT: Harry Dyck, Greg Latsch, Jack Ketchum, Crystal Morgan, Jerry Rabideau, Russ Tiles
ABSENT: David Rumpel
PARTICIPANTS: Lukas Hill, Township Community Development Director, Ron Bultje, Township Attorney

A. Call to Order

A meeting of the Spring Lake Township Planning Commission was held at Barber School, 102 W Exchange St, Spring Lake MI 49456.

Ketchum called the meeting to order at 7:02 pm.

B. Approval of Agenda

Latsch made a motion, support by Morgan, to approve the agenda as presented. The motion passed unanimously.

C. Approval of Minutes

Latsch made a motion, support by Rabideau, to adopt the Planning Commission April 17, 2019 regular meeting minutes as presented. The motion passed unanimously.

D. Public Comments

A time for public comment was provided. No comments were offered.

E. Stout & Company

1. **Conditional Rezoning request to allow for a cell tower at 18836 148th Ave**
2. **Site Plan and Special Land Use request to construct a cell tower at 18836 148th Ave**

Stephen Estey presented the request for Stout & Company for a conditional rezoning of a 2.2-acre portion of the property at 18836 148th Ave from R2 to LI. This will allow a cell tower to be constructed at that location. The tower is needed because towers in the area are at capacity, and data usage is increasing. Judd Chaille discussed the chosen location, which was chosen to fill in gaps in coverage due to capacity issues. Also, the chosen site is wooded, which will hide the tower, and it is adjacent to property zoned LI.

DRAFT

Rabideau asked if there were any parcels in the search area that would not require the conditional rezoning. Chaille stated that there was only one property that was zoned LI, but that he could not reach an agreement with them to place the tower on their property. Existing towers were also investigated, but they are all located too close to an existing Verizon tower.

Ketchum asked how many carriers are expected to co-locate on this tower. Chaille stated that the tower will be built to accommodate three antenna arrays for 4G service.

Estey stated that due to limited options in the search area, they are proposing a conditional rezoning of a portion of property that is immediately adjacent to property zoned LI. The proposed conditional rezoning contract includes a provision that only a wireless tower will be allowed, with no other uses of the LI District allowed. The property will revert back to an R2 zoning if the tower ceases to exist. Stout & Company has accepted and incorporated changes in the contract that were received from the Township Attorney.

Chaille described the site plan. The tower will be a galvanized monopole tower. It will be 172 feet tall with a 5-foot lightning rod, for a total height of 177 feet. The FAA has determined that a light is not necessary for this tower. The site will have a gravel driveway that will drain stormwater and not allow it to pool. Existing trees will be kept for screening. Trees will only be removed to construct the concrete pad. The pad will be fenced for security, with a proposed 6-foot chain link fence topped with three courses of barbed wire. The monopole, an equipment cabinet and a generator will be located on the pad.

Coverage maps were provided that show the need for the tower to be located in the proposed area. Photo simulations were provided to show how the tower will be visible from five vantage points.

Morgan asked about the diameter of the monopole. Chaille stated it was about four feet in diameter at the base and tapers as it rises. It stands on its own, and does not require guy wires.

Morgan asked if the height of the tower would be sufficient for co-location. Chaille stated that as long as the antennas are above the trees the height should be sufficient.

Morgan asked about the areas noted on the site plan labeled "future lease." Chaille stated that those were for equipment cabinets for carriers which co-locate on the tower.

Estey asked about the condition from the Community Development Director that barbed wire not be included on the fence. The intent with the barbed wire is to keep deer out of the enclosure by making the fence taller. Hill stated that the Township's ordinance does not allow for any barbed wire, and that a 6-foot fence is the maximum height allowed.

Hill asked about building a shorter tower. Chaille stated that it would reduce coverage for Verizon and would reduce possibilities for co-location. This tower was designed by Verizon for their use and needs.

Hill asked if this tower will help minimize the need for other carriers to build towers in the area. Chaille stated that this tower is proposed for an area with no towers and that other carriers would

DRAFT

be required to prove that co-locating on this tower is not sufficient for their needs before building another tower.

Morgan asked about removal of the tower if it is abandoned. Chaille stated there is a removal clause in the lease with the property owner stating that the tower will be removed if it is inactive for more than 90 days. Bultje noted that Section 953 of the Zoning Ordinance requires that abandoned antennas and towers be removed.

Morgan asked if there was any correspondence received. Hill stated that nothing was received.

Ketchum asked if there were going to be any lights on the tower. Chaille stated that there would be a motion-activated light on the pad for technicians.

The public hearing for the conditional rezoning was opened at 8:25pm. There were no comments. Motion by Latsch, support by Rabideau to close the public hearing at 8:26pm. The motion was approved unanimously.

Commissioners continued to discuss the site plan. After discussion, the consensus was that the tower did not need to be camouflaged.

Motion by Latsch, support by Dyck, to recommend approval the Stout and Company, LLC, Conditional Rezoning Request to the Township Board as presented, with minor corrections as recommended by the Township Attorney, as it meets the criteria in Section 110 of the Zoning Ordinance.

A roll call vote was taken. The motion was approved unanimously.

The public hearing for the site plan review and Special Land Use was opened at 8:48pm.

David Visch, 18775 148th Ave stated that he was concerned about the site plan and wants as many trees as possible to stay. He is hoping for better cell service when the tower is installed.

Motion by Latsch, support by Morgan to close the public hearing at 8:52pm. The motion was approved unanimously.

Motion by Latsch, support by Tiles, to approve the Site Plan and Special Land Use as presented as it meets the following sections:

- Section 326, General Review Standards
- Section 902, Special Land Use Review Standards
- Section 953, Wireless Communication Towers
- Article 10, Site Plan Review

The following conditions of approval shall be added:

1. The Township Board approves the Conditional Rezoning Request.
2. Barbed wire is not permitted on fencing.
3. The Township Attorney approves the co-location letter.
4. No lighting on the tower is permitted, other than the work light.

DRAFT

5. The applicant shall comply with all verbal representations and all documentation submitted, including the letter and exhibits dated 4/26/2019.
6. A condition shall be included in the lease with the property owner regarding the removal of an abandoned tower.
7. If any additional height is to be added to the tower an amendment to the Special Land Use will be required.
8. The applicant shall comply with all local, state, and federal laws, as applicable.

A roll call vote was taken. The motion was approved unanimously.

F. Landscaping Standards

Hill stated the revised standards are being reviewed by a Landscape Architect.

G. Commissioner Comments

1. Township Board: The parking lot at Rycenga Park will be repaved this year. The sewer project is still mostly on schedule.
2. ZBA: Three accessory building authorizations were approved.
3. Community Development Director: Hill attended his first Corridor Improvement Authority meeting. There is now a group of commercial property owners to discuss ordinance changes with. Also, water levels in Spring Lake are high.

H. Adjournment

Morgan moved to adjourn the meeting at 9:19pm. Latsch seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission