

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
JANUARY 3, 2019 @ 7:00 p.m.

Mr. Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Meagher was excused.

ROLL CALL: Steve Anderson - Chairperson
Merrie Carlock
Debby Dehart
Mark Fine
Rhonda Grubb – Secretary
Anthony Noble
Peter Meagher - Excused
Scott Ruggles, Board Liaison
Joe Seward

Also Present: Sean O’Neil, Planning Director
Aaron Potter, DPS Director
Sherri Ward, Recording Secretary
Mike Leuffgen, Johnson & Anderson
Greg Elliott, McKenna

Visitors: Five

Approval of Agenda

Ms. Carlock moved to approve the agenda as presented. Ms. Grubb supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Approval of Minutes

a. December 6, 2018

Ms. Grubb moved to approve the minutes of December 6, 2018, as presented. Mr. Ruggles supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Call to the Public (for items not on the agenda)

There was no discussion from the public for items that were not on the agenda.

Public Hearing:

There is not a public hearing this evening.

Old Business:

a. **Verizon Cell Tower (File #18-024),**

Property is located at 1240 Bogie Lake Road, described under parcel number 12-29-476-004, located on the west side of Bogie Lake Road, between Cedar Island Road and M-59, consisting of approximately 11.88 acres, and currently zoned AG (Agricultural District).

Request: **1) Special Land Use (SLU) Wireless Communication Antenna.
2) Preliminary and Final Site Plan.**

Applicant: Bob Przybylo, RJP Consulting, PI Telecom Infrastructure V
Deed holder is Sunshine Management Services, LLC

Mr. O'Neil wanted to update the Planning Commission on the December 6th meeting. At that meeting, the new plans that were submitted had not been reviewed and this agenda item was tabled at the applicant's request. Revised plans with updates from the December 6th meeting were received. If approved tonight, and it moves forward, it would go before the Township Board for approval. There is a cap to the number of dollars that any municipality can charge for reviews and this applicant went above those fees. The applicant didn't have to pay those fees, but they paid the fees. Mr. O'Neil wanted to acknowledge that tonight.

Mike Leuffgen, Johnson & Anderson

Mr. Leuffgen reported that based on the revised plans dated 12-11-18, the majority of his comments have been addressed. Foundation plans must be provided to the White Lake Township Building Department prior to construction and some access easements need to be provided for review by the White Lake Township Planning Department prior to construction. It would be an access easement for access to the tower.

Mr. Anderson asked if any Planning Commission members had questions or comments for Mr. Leuffgen? There were no questions or comments for him.

Greg Elliott, McKenna

Mr. Elliott presented the updates to his report. One prior item of technical non-compliance was the setback from the south. They have located the tower in the center of property, 200 feet away from the north and south property lines for the setback.

The tower appears as if it will be highly visible to the homes to the north. There will be two rows of 6' Norway spruce staggered around the base.

For Item Q, the applicant used a smaller search area than the ordinance called for, they can explain this.

The location is very close to existing residences, but meets the minimum setback requirements.

There has not been FAA approval of the revised location and if the FAA requires a light on top it could change the relation to the neighboring sites.

Mr. Elliott noted that as long as the Planning Commission is comfortable with the findings, they could recommend preliminary site plan approval to the board.

Mr. Anderson asked if any Planning Commission members had questions or comments for Mr. Elliott?

Ms. Grubb has a question about lighting. If there is a problem in the evening how will they get lighting at the site? This will be addressed by the applicant.

Bob Przybylo went over a few comments mentioned tonight. They meet all the criteria of the ordinance. Pages S1 and S2 were submitted with easements. The ordinance requires structures well within geographic area they provided all existing structures within their sites. For example, they might have a site two miles away so they included those. He included a map with a 5 mile search because they have existing sites within that area. He felt it didn't make sense to search further out when they had existing sites within a closer radius.

The original FAA determination came back and is approved and required no lighting. They have resubmitted again in the new location and they are 100% certain they will not require lighting by the FAA.

There is lighting on the equipment cabinets if a technician is on site, and it turns off after two hours. The tower is designed for Verizon and three additional carriers (colocation).

Mr. Przybylo noted that there are transmission lines along the back of the property. He doesn't feel there is realistic evidence about negativity to developments near cell towers. They think it's a good fit for the area.

Mr. Ruggles accessed if the access drive will be gravel or paved? There is an existing paved drive and at the end it will be a commercial grade gravel drive.

Ms. Dehart asked about Verizon coverage. Is the growth in the area causing the need for coverage? Yes, as more and more users attach to the coverage, the coverage shrinks. Ms. Dehart asked if this is just for cell phone use? Mr. Przybylo stated that the usage is anything you use 4G for. Ms. Dehart asked if this something that you could use to transmit cable? They are launching 5G and it's high broadband width and future services will compete with Comcast, etc.

Ms. Carlock asked if they would ever put two Verizon antennas on the tower? The applicant can put up to 4 different frequencies. More antennas aren't added, more radios are added behind the antennas. Each carrier uses different frequencies assigned by the FCC.

Mr. Leuffgen needs a recordable easement exhibit. Mr. Noble asked how long the lease is. They are typically 25 to 50 years. Mr. Ruggles asked if they ever purchase the site, and sometimes they do.

The applicant noted that T-Mobile may be the second carrier to collocate.

Ms. Dehart asked if the elevation is exactly the same. The tower remain under 200 feet (proposed at 199 feet).

Mr. Seward had a comment. He wanted to say that last time he wasn't thrilled with the submittal, lots of information was missing. He appreciates that the applicants listened to our comments and resubmitted.

Mr. O'Neil stated that every tower has to provide a removal agreement that gets recorded. Mr. Przybylo stated that they would provide that at the building permit application process.

Mr. Anderson asked if they ever add on to the tower? Mr. Przybylo said that they try to avoid that because it would have to be lighted and they don't want the lighting near neighborhoods.

Mr. Noble asked if most of the work done during the day. Yes, routine maintenance is done during the daytime.

Mr. Seward moved in File #18-024 Verizon Cell Tower to recommend to the Township Board the approval of the Special Land Use with the following conditions: There will be no tower lighting, there will be a designated parking spot on the site, an access and removal agreement will be provided to White Lake Township and recorded, MDOT and FAA approval, and foundation specifications must be provided at the time of WLT Building Application submittal. Mr. Fine supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Carlock – yes; Dehart – yes; Fine – yes; Grubb – yes; Noble – yes; Ruggles – yes; Seward – yes (8 yes vote).

Ms. Grubb moved in File #18-024 Verizon Cell Tower to recommend to the Township Board the approval of the Preliminary and Final Site Plan with the following conditions: There will be no tower lighting, there will be a designated parking spot on the site, an access and removal agreement will be provided to White Lake Township and recorded, MDOT and FAA approval, and foundation specifications must be provided at the time of WLT Building Application submittal. Mr. Ruggles supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Carlock – yes; Dehart – yes; Fine – yes; Grubb – yes; Noble – yes; Ruggles – yes; Seward – yes (8 yes vote).

New Business:

No new business.

Liaison's Report:

Mr. Ruggles reported that at the last meeting they approved the first reading of the Pope rezoning. The board approved non-union employee raises. Settlers Point is moving forward for the SAD for the water extension. They announced the approval of the grant for the Brendel Lake park.

Ms. Grubb reported that Parks and Recreation went over the 5 year plan and prioritized future plans.

Ms. Dehart reported that the ZBA had a fence that needed to be reduced from 6 feet to 4 feet. ZBA also approved a pole barn that was located in a Planned Development (PD) zoning. The lot really wasn't in the PD just an adjacent lot.

Director's Report – Mr. O'Neil reported that there are quite a few residential projects in the works. Supervisor Kowall set up a Civic Center Development Committee to look at moving ahead planning our future home. The RFQ will go out next week for a solicitation of qualifications. The RFQ will be on the Township website on Monday. The zoning ordinance amendments are complete. There will probably not be a meeting in two weeks. Ms. Grubb asked about the developments South of the Preserve at

Hidden Lake. Mr. O'Neil reported that West Valley will need to come back before us and Lake Pointe is not going forward at this time. Lake Pointe is disappointing because it was a perfect land use.

Other Business:

a. Election of Officers

Mr. Anderson wanted to say he's been chair for 3 years and appreciates the support and he would like to hand over the gavel. The transition is for vice chair to chair, secretary to vice chair and seniority is taken under consideration.

Mr. Fine would be proud to be the Chair with some help and advice. Mr. Anderson said that as commissioners we would lend support. The terms are for a one year term. Ms. Carlock will be the Vice Chair. Ms. Grubb is willing to give up her position if someone else would like it.

Ms. Grubb moved to appoint Mark Fine to Chair, Ms. Carlock to Vice Chair and Ms. Grubb as Secretary, Ms. Dehart supported and the MOTION CARRIED with a voice vote. (8 yes votes)

b. Selection of Liaisons

Ms. Carlock and Ms. Grubb will be the liaison to Parks and Recreation.

Ms. Dehart will be the ZBA liaison.

The meeting was adjourned at 8:28 p.m.

The next meeting is scheduled for February 7th, 2019.