

Otsego County Planning Commission

Approved Minutes for January 18, 2016

Call to Order: 6:00pm by Chairperson Hartmann

Pledge of Allegiance

Roll Call:

Present: Chairperson Hartmann, Vice-Chairperson Jarecki, Secretary Arndt, Mr. Borton, Mr. Brown, Ms. Nowak, Mr. Klee, Mr. Hendershot, Mrs. Tholl

Absent: Mr. Hilgendorf, Ms. Corfis

Staff Present: Mr. Schlaud, Ms. Boyak-Wohlfeil

Public Present: Ben Varney, Telecad Wireless, Lukas Varney, Telecad Wireless, Rob LaBelle, attorney, Andy Noeske, Hugh Noeske, Randy Stults

Chairperson Hartmann welcomed Mrs. Tholl to her first meeting and stated this was Mr. Hendershot's last meeting. He had tendered his resignation from the Otsego County Planning Commission and was moving to Tennessee. He wished him the best.

Approval of minutes from: December 21, 2015

Corrections made to attendance for Mr. Brown, Mr. Hendershot and Mr. Borton.

Motion made to approve minutes as corrected by Mr. Brown; Seconded by Mr. Hendershot.

Motion approved unanimously.

Consent Agenda: None

Other: None

Public participation for items not on the agenda: None

Public Hearings:

1. CASE WITHDRAWN BY APPLICANT

John & Mary Brink, owners represented by Blumberg & Blumberg PLC have requested a Special Use Permit/Site Plan Review for property located in Corwith Township

2. Telecad Wireless, representative of Telecom Infrastructure V LLC and Pyramid Network Services, has requested a Special Use Permit/Site Plan Review for property located in Chester Township:

*7780 Allen Rd
Gaylord, MI 49735
030-009-300-040-00*

*Property located in a FR/Forestry Recreation Zoning District
PZSU15-011- proposed use of the property is the installation of a wireless telecommunications tower over one hundred ninety feet (190') in height, or with lights as a permitted use subject to special conditions*

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Chairperson Hartmann opened the public hearing for case PZSU15-011.

Public Hearing open: 6:02pm

Chairperson Hartmann invited the applicants to speak.

Ben Varney, representative of Parallel Infrastructure, stated they were proposing a three hundred foot (300') wireless tower located on Allen Rd off Old State Rd. Parallel had been contracted through Verizon Wireless to construct the three hundred foot (300') self-supporting lattice type tower to help fill in the coverage gaps they presently have. He stated the two (2) previous towers proposed by Parallel Infrastructure had been approved and were part of the plan to improve coverage overall. Verizon is licensed by the Federal Communications Commission (FCC) to provide coverage in an area and is then mandated to provide coverage within that area. They research calls with signal measurements to determine where coverage is needed and tower height is confirmed by engineers depending on the topography of the location. He stated land lines were becoming obsolete and cell phones were becoming the dominant form of communication; most 911 calls were placed with cell phones.

Chairperson Hartmann questioned the lattice type design of the tower opposed to a monopole design.

Mr. LaBelle stated a monopole over two hundred twenty feet (220') was impractical and an engineered lattice type design was much more stable due to the geological and atmospheric conditions of the area.

Mr. Hendershot questioned the construction time frame.

Mr. Varney stated they would build in 2016 and would begin using the tower in 2017 unless another company requested to collocate. The tower would then be built and made operational as soon as possible regardless of the contract with Verizon.

Mr. Brown questioned the placement of the tower in conjunction to property lines stating if the tower were to fall, it could possibly fall on the adjoining property.

Mr. Varney stated the same owner owned both parcels but if they were to sell it in the future, then the possibility was there.

Ms. Nowak stated Old State was a possible violent weather corridor.

Mr. Varney stated towers were built with county by county specifications to take issues such as that into consideration.

Documentation of the date the application was complete, approval from the Otsego County Airport Manager, the one mile collocation radius and the posting of a security bond was questioned.

Mr. Varney stated a tall structure permit was filed with the Federal Aviation Administration (FAA) for all towers.

Vice Chairperson Jarecki questioned the longevity of the tower and costs of removal at that time.

Mr. Varney stated the typical lease time frame was twenty five years.

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Mr. LaBelle stated a tower had never been removed because of failure but they will produce documentation based on the engineered cost and the County had the privilege of increasing the amount if need be. They were familiar with posting bonds and believed the estimate was \$50,000. Upon removal, the tower would be disassembled and the concrete removed three feet (3') below grade.

Chairperson Hartmann closed the public hearing.

Public Hearing closed: 6:50pm

Advertised Case:

1. *CASE WITHDRAWN BY APPLICANT*

2. *Telecad Wireless, representative of Telecom Infrastructure V LLC and Pyramid Network Services, has requested a Special Use Permit/Site Plan Review for property located in Chester Township:*

*7780 Allen Rd
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030-009-300-040-00*

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Mr. Schlaud requested documentation from the airport manager and also the submittal of a demolition document from their engineers to base an amount for the security bond with the County's ability to review those costs in the future.

Chairperson Hartmann read the Finding of Fact with the additional facts being the structure was a self-supporting lattice type design, the date the application was deemed complete by Land Use and the collocation of a one (1) mile radius had been met.

Motion made by Mr. Arndt to accept the twelve (12) Finding of Fact presented; Seconded by Mr. Klee.

Motion approved unanimously. *(SEE ATTACHMENT 1)*

Motion made by Mr. Hartmann to approve Special Use Permit PZU15-011 with the conditions of providing approval from the Otsego County Airport manager and also documentation of demolition for the security bond prior to issuing a building permit; Seconded by Mr. Borton.

Motion approved unanimously.

New Business: None

Unfinished Commission Business:

1. Proposed language *Personal Wireless Communications*

Chairperson Hartmann stated the proposed language had been revised per December's Planning Commission meeting.

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Discussion ensued again concerning the size of the leased property involved based on a formula, the different zoning districts, the addition of a definition for '*Climbing Barrier*' and a future review of the security bond.

Mr. Hartmann will review and revise the language further for presentation at March's meeting.

Reports and Commission Member's Comments:

1. Otsego County Parks & Recreation report

Vice-Chairperson Jarecki stated interviews were held for the Parks & Recreation Director but a decision had not been made. John Burt had amended the Otsego County Community Recreation Plan to include the tennis courts, an indoor facility at the Sportsplex and the expansion of the Gaylord and Vanderbilt Trailheads. They were adopted by the Board of Commissioners.

Mr. Hendershot thanked the Planning Commission.

Mrs. Jarecki stated Corwith Township was still working on the Trailhead.

Mr. Borton stated a Parks and Recreation Director had been selected. He also commented Mr. Tarbutton had been released.

Land Use Services distributed forms for upcoming training sessions for any member interested.

2. Guidelines for Planning Commission, ZBA and Elected officials/Zoning Training

Adjournment: 7:50pm by Chairperson Hartmann

Ken Arndt; Secretary

Christine Boyak-Wohlfeil; Recording Secretary

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ATTACHMENT 1

OTSEGO COUNTY PLANNING COMMISSION

PZSU15-011
Special Use Permit/Site Plan Review
030-009-300-040-00

GENERAL FINDING OF FACTS

1. This is a proposal for the installation of a three hundred foot (300') wireless communication tower of self-supporting lattice type design being it is structurally better for this site. *Exhibit #1, Exhibit #16*
2. The property is located in a FR/Forest Recreation Zoning District. *Exhibit #2*
3. The proposed use is a permitted use subject to special conditions in an FR/Forest Recreation Zoning District. *Exhibit #2, Exhibit #3*
4. The property is currently under the ownership of Edward L & Donna M Chandler, being represented by PI Telecom Infrastructure V LLC and Pyramid Network Services LLC. *Exhibit #4, Exhibit #5, Exhibit #6*
5. The Public Hearing Notice was published in the Herald Times on January 1, 2016. *Exhibit #7*
6. The requirements of Article 27 of the Otsego County Zoning Ordinance have been met. *Exhibit #8*
7. All property owners within three hundred (300') feet were properly notified of the public hearing. *Exhibit #10*
8. The required fees have been collected by Otsego County Land Use Services. *Exhibit #11*
9. The site plan requirements of Article 23 have been submitted by applicant and reviewed by Otsego County Land Use Services. *Exhibit #1, Exhibit #3, Exhibit #12, Exhibit #13, Exhibit #16*
10. The Planning Commission has the authority to approve a Special Land Use request after review and compliance with the Otsego County Zoning Ordinance. (Section 19.7) *Exhibit #3*
11. Land Use Services deemed application administratively complete November 16, 2015 in compliance with the MCL 125.3514. *Exhibit #8, Exhibit #11*
12. No other wireless towers exist within the one (1) mile collocation radius of the proposed property. *Exhibit #1*

Exhibit 12