

**OTSEGO COUNTY
PLANNING COMMISSION**

**January 18, 2016
6:00 PM**

MEETING WILL BE IN THE PLANNING AND ZONING MEETING ROOM LOCATED AT 1322 HAYES ROAD

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MINUTES: From December 21, 2015 meeting
5. CONSENT AGENDA
6. OTHER
7. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA:
(Please identify yourself for the record. All comments will be limited to two (2) minutes)
8. 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 **CASE WITHDRAWN BY APPLICANT**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*
9. ADVERTISED CASES:
 1. **WITHDRAWN**
 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:*

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10. NEW BUSINESS
11. UNFINISHED COMMISSION BUSINESS
 1. Proposed language *Personal Wireless Communications*
12. REPORTS AND COMMISSION MEMBER'S COMMENTS:
 1. Otsego County Parks & Recreation report/Judy Jarecki
 2. Guidelines for Planning Commission, ZBA and Elected officials /Zoning Training
13. ADJOURNMENT

Otsego County Planning Commission

Proposed Minutes for December 21, 2015

Call to Order: 6:00pm by Chairperson Hartmann

Pledge of Allegiance

Roll Call:

Present: Chairperson Hartmann, Vice-Chairperson Jarecki, Secretary Arndt, Mr. Borton, Mr. Hilgendorf, Mr. Mang, Ms. Corfis

Absent: Mr. Brown, Ms. Nowak, Mr. Klee, Mr. Hendershot

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

Public Present: Joshua Clark, Tim Maylone, Cherry Capital Connection, Roberta Tholl, Randy Stults

Approval of minutes from: November 16, 2015

Motion made to approve minutes as written by Mr. Hilgendorf; Seconded by Mr. Arndt.

Motion approved unanimously.

Consent Agenda: None

Other: None

Public participation for items not on the agenda: None

Public Hearing: POSTPONED

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

042-027-400-025-00

Old 27 North

Vanderbilt, MI 49795

042-027-400-030-00

7297 Old 27 North

Vanderbilt, MI 49795

Property located in a B2/General Business Zoning District

PZSU15-010- proposed use of the property is to construct a 20'x200' storage building containing 20 storage units

Advertised Case: POSTPONED

Mr. Schlaud stated the applicant had postponed the hearing to update information submitted.

New Business:

1. Reappointment of PC member to ZBA

Chairperson Hartmann requested a volunteer as Planning Commission representative to the Zoning Board of Appeals stating Mr. Mang, the current representative was leaving.

Mr. Brown stated he would volunteer for the position.

Otsego County Planning Commission

Proposed Minutes for December 21, 2015

Motion by Mr. Hartmann to recommend to the Board of Commissioners the appointment of Willard Brown as Planning Commission representative to the Zoning Board of Appeals; Seconded by Mr. Hendershot.

Motion approved unanimously.

2. Proposed language *Personal Wireless Communications*

Chairperson Hartmann stated the volunteer committee had met and put together the proposed language included in the meeting packet. Discussion ensued concerning the size of the leased property involved, the different zoning districts and other related sections in the Zoning Ordinance. The committee will meet again and continue to work on the language.

3. 2016 Meeting Dates

The 2016 schedule of Planning Commission meeting dates were distributed to the members and also added to the website.

Unfinished Commission Business:

1. PREZ15-001-*Cottontails Inc* *Township response*

Mr. Arndt stated Bagley Township had heard the rezone case again and after discussion between members and neighboring property owners, the rezone was recommended to the Otsego County Planning Commission with the conditions of a buffer zone between zoning districts and limiting the access road to the property.

Mr. Schlaud stated the applicant did not want to move forward with the rezone at this time.

2. 2016 Objective List

Chairperson Hartmann read aloud the Objective List for 2016.

Motion by Mr. Arndt to approve the 2016 Objective List; Seconded by Mrs. Jarecki.

Motion approved unanimously.

Reports and Commission Member's Comments:

1. Otsego County Parks & Recreation report

Vice-Chairperson Jarecki stated a Parks & Recreation Director had not been hired yet but interviews were scheduled for January. The American Regional Tennis Association expressed concern over the conditions of the tennis courts at the Community Center and John Burt was looking into updating them. They are considering changing the orientation of the courts to east and west instead of the current layout. The Association is very active and interested in growing the sport; tennis is gaining popularity. The Community Center will be rented by the North Central Academy for basketball practice two days a week in January and February and a men's basketball league is being discussed. A large class reunion is scheduled for July 16th (classes 1977-1983) at the Otsego County Park; they estimate eight hundred people will be attending and a new park trail ranger for the Groen Nature Preserve has been hired so hours can be extended.

Otsego County Planning Commission

Proposed Minutes for December 21, 2015

Mr. Mang stated he was working with Livingston Township together with the Historical Society for information to install of a large colorful quality sign to represent the history of the area along the North Central State Trail. He stated it was a long process and they were looking into grant money. He thanked the Planning Commission for all that they do and spoke highly of Roberta Tholl as his replacement.

Chairperson Hartmann welcomed Roberta Tholl as the new representative for Livingston Township.

Vice-Chairperson Jarecki stated Corwith Township continued work on the Gateway Community and Trail Town and they had received \$50,000 from Otsego County to match grant monies and an additional \$5,000 for engineer costs.

Mr. Schlaud stated the architects in the area were busy so Land Use was preparing for a productive year; there were requests for special use permits also. He announced in addition to Mr. Brown joining the ZBA, Mike Colosimo had been appointed as member. He was a former member of the Planning Commission so he was familiar with the process.

The Planning Commission thanked Mr. Mang for his years of service and wished him well.

2. Ten Guidelines for Effective Local Zoning/Zoning Training

Adjournment: 7:26pm by Chairperson Hartmann

Ken Arndt; Secretary

Christine Boyak-Wohlfeil; Recording Secretary

**OTSEGO COUNTY
PLANNING COMMISSION**

**PZSU15-011
SPECIAL USE PERMIT/SITE PLAN REVIEW
030-009-300-040-00**

Exhibit List

- Exhibit #1:* Application for case PZSU15-011 submitted by Applicant
- Exhibit #2:* Otsego County Zoning Map Effective Date March 20, 2010/Amended November 25, 2014
- Exhibit #3:* Otsego County Zoning Ordinance Effective March 20, 2010/Amended April 28, 2015
- Exhibit #4:* Copy of Otsego County Equalization Department record card/Warranty Deed 0539/427
- Exhibit #5:* Letter from Edward & Donna Chandler, owners authorizing Pyramid Network Services LLC, agent for PI Telecom Infrastructure V LLC as representative
- Exhibit #6:* Letter from PI Telecom Infrastructure V LLC authorizing representation by Telecad Wireless on behalf of Pyramid Network Services dated October 7, 2015
- Exhibit #7:* Public Hearing Notice
- Exhibit #8:* Letter to Chester Township Planning Commission dated November 16, 2015
- Exhibit #9:* Letter dated...from Chester Township Planning Commission
- Exhibit #10:* Map and list of parties notified
- Exhibit #11:* Receipt #01308160
- Exhibit #12:* General Finding of Fact/PZSU15-011
- Exhibit #13:* Specific Finding of Fact/ PZSU15-011
- Exhibit #14:* Stamped engineered letter dated October 15, 2015
- Exhibit #15:* Chandler Site Maps
- Exhibit #16:* Site Plan

OTSEGO COUNTY
LAND USE SERVICES

PERMIT NO: PZSA15-011

1322 Hayes Road
Gaylord, MI 49735
PHONE: 989.731.7400 * FAX: 989.731.7419

APPLICATION FOR SPECIAL USE PERMIT

Date: _____

Tax Parcel Number: 030-009-300-040-00 Twp: Chester Sec 9 N 29, R 2 W

Property location: (REQUIRED)

Address: 7780 Allen Road City: Gaylord State: MI Zip: 49734

Applicant:

Name: PI Telecom Infrastructure V, LLC Phone No. (248)-251-6199

Address: 4601 Touchton Rd, Bldg 300, ste 3200 City: Jacksonville State: FL Zip: 32246

Property Owner: (If different from applicant)

Name: Edward & Donna Chandler Phone No. (989)-939-7673

Address: 7780 Allen Road City: Gaylord State: MI Zip: 49734

Description of project and proposed use:

Construction of a telecommunication tower. Please see attached letter.

Signature of Applicant: 

Date: 9/4/15

*All information received by this department is subject to the Freedom of Information Act. Under this Act, persons are allowed to request copies of said information. This includes, but is not limited to all copies of drawing and blueprints.

Office Use Only

File No. _____

Fee amount: ✓

Date Application Received 11.16.15

Received By: 

**OTSEGO COUNTY
LAND USE SERVICES DEPARTMENT
1322 HAYES ROAD
GAYLORD, MI 49735
PHONE 989-731-7420 * FAX 989-731-7429**

APPLICATION FOR SITE PLAN REVIEW

Applicant:

PI Telecom Infrastructure V LLC
Name: _____ Owner/Agent/Other interest (circle one)
Address: 4601 Touchton Rd, Bldg 300, Ste 3200, Jacksonville, FL 32246
Phone: 248-251-6199 for local representative - Bob Smith, 789 Kirts Blvd. Fax: _____
Troy, MI 48084

Property Owner: (if different from applicant)

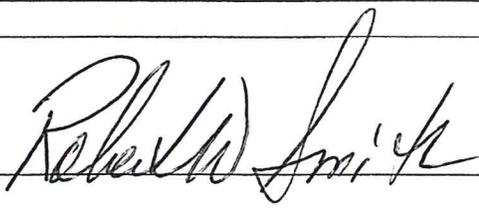
Name: Edward and Donna Chandler
Address: 7780 Allen Road, Gaylord, MI 49734
Phone: 989-939-7673 Fax: _____

Property Location:

Township: Chester Section: 9 Town 29N Range 2W Zoning District FR
Site Address: 7780 Allen Road, Gaylord, MI 49734
Parcel Code: 030 - 009 - 300 - 035

Description of Project and Proposed Use:

Construction of a telecommunications tower. Please see attached
letter and drawings.

Signature of Applicant:  Date: 10/07/2015

*All information received by this department is subject to the Freedom of Information Act. Under this act, persons are allowed to request copies of said information. This includes, but not limited to, copyrighted drawings and blueprints.

The following items are required on all site plans before they can be submitted for review to the various approving entities.

1. The applicant's name, address and phone number in full.
Yes No NA if "NA" explain: _____
2. Proof of property ownership, and whether there are any options on the property, or any liens against it.
Yes No NA if "NA" explain: _____
3. A signed statement that the applicant is the owner of the property or officially acting on the owner's behalf.
Yes No NA if "NA" explain: _____
4. The name and address of the owner(s) of record if the applicant is not the owner of record (or firm or corporation having a legal or equitable interest in the land) and the signature of the owner(s).
Yes No NA if "NA" explain: _____
5. The address and or parcel number of the property.
Yes No NA if "NA" explain: _____
6. Name and address of the developer (if different from the applicant).
Yes No NA if "NA" explain: _____
7. Name and address of the engineer, architect and/or land surveyor.
Yes No NA if "NA" explain: _____
8. Project title.
Yes No NA if "NA" explain: _____
9. Project description, including the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or garages, employees by shift, amount of recreation and open space, type of recreation facilities to be provided and related information as pertinent or otherwise required by the ordinance.
Yes No NA if "NA" explain: _____
10. A vicinity map drawn at a scale of 1"=2000' with North point indicated.
Yes No NA if "NA" explain: _____
11. The gross and net acreage of all parcels in the project.
Yes No NA if "NA" explain: _____
12. Land uses, zoning classification and existing structures on the subject parcel and adjoining parcels.
Yes No NA if "NA" explain: _____
13. Project completion schedule/development phases.
Yes No NA if "NA" explain: Construction project depends on weather.
14. The site plan shall consist of an accurate, reproducible drawing at a scale of 1"= 50 or fewer feet or less for sites of less than three (3) acres and 1"=100 or fewer feet or less if the site is larger than three (3) acres. The site plan shall show the site and all land within fifty (50) feet of the site. If multiple sheets are used, each shall be labeled and the preparer identified. All site plans shall be sealed by a professional engineer, surveyor, architect or landscape architect and each site plan shall depict the following:
Yes No NA if "NA" explain: _____
15. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, monument locations, and shoreland and natural river district, if any.
Yes No NA if "NA" explain: _____

16. Existing topographic elevations and proposed grades in sufficient detail to determine direction of drainage flows.
Yes No NA if "NA" explain: _____
17. The type of existing soils at proposed storm water detention and retention basins and/or other areas of concern.
Boring logs may be required if necessary to determine site suitability.
Yes No NA if "NA" explain: Soils report to be furnished when completed.
18. Location and type of significant existing vegetation.
Yes No NA if "NA" explain: _____
19. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, flood plains and wetlands within fifty (50) feet of the parcel.
Yes No NA if "NA" explain: _____
20. Location of existing and proposed buildings and intended uses thereof, as well as the length, width and height of each building and typical elevation views of proposed structures.
Yes No NA if "NA" explain: _____
21. Proposed location of accessory structures, buildings and uses, including all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators and similar equipment and the method of screening where applicable.
Yes No NA if "NA" explain: _____
22. Location of existing public roads, right-of-ways and private easements of record and abutting streets. Notation of existing traffic counts and trip generation estimates may be required if deemed appropriate by the Zoning Administrator or Planning Commission.
Yes No NA if "NA" explain: Public ROW access in negotiation.
23. Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development. Details of entryway and sign locations shall be separately depicted with an elevation view.
Yes No NA if "NA" explain: _____
24. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing) and fire lanes.
Yes No NA if "NA" explain: Project is a tower in a field.
25. Location, size, and characteristics of all loading and unloading areas.
Yes No NA if "NA" explain: _____
26. Location and design of all sidewalks, walkways, bicycle paths and areas for public use.
Yes No NA if "NA" explain: Project is a tower in a field.
27. Location of water supply lines and/or wells, including fire hydrants and shut off valves, the location and design of storm sewers, retention or detention ponds, waste water lines, clean-out locations, connection points and treatment systems, including septic systems if applicable.
Yes No NA if "NA" explain: No water or sewer required.
28. Location of all other utilities on the site including natural gas, electric, cable TV, telephone and steam.
Yes No NA if "NA" explain: _____
29. Proposed location, dimensions and details of common open spaces and common facilities, such as community buildings or swimming pools if applicable.
Yes No NA if "NA" explain: Project is a tower in a field.
30. Location, size and specifications of all signs and advertising features with elevation views from front and side.
Yes No NA if "NA" explain: _____

31. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.

Yes No NA if "NA" explain: _____

32. Location and specifications for all fences, walls and other screening features with elevation views from front and side.

Yes No NA if "NA" explain: _____

33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. For each new landscape material, the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location or range of sizes as appropriate.

Yes No NA if "NA" explain: Project is a tower in a field.

34. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.

Yes No NA if "NA" explain: Project is a tower in a field.

35. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials or hazardous materials, as well as any containment structures or clear zones required by government authorities.

Yes No NA if "NA" explain: None

36. Identification of any significant site amenities or unique natural features.

Yes No NA if "NA" explain: None

37. Identification of any significant views onto or from the site to or from adjoining areas.

Yes No NA if "NA" explain: None

38. North arrow, scale and date of original submittal and last revision.

Yes No NA if "NA" explain: _____

39. Seal of the registered engineer, architect, landscape architect, surveyor or planner who prepared the site plan.

Yes No NA if "NA" explain: _____

40. Paid appropriate fees to Otsego County.

Yes No NA if "NA" explain: _____

*****Attention*****

All site plans shall be sealed by a professional engineer, surveyor, architect or landscape architect. In the immediate area of the seal there shall also be the following statement, signed by the professional sealing the plans:

I do hereby certify that these plans have been prepared under my sustained review and, to the best of my professional knowledge, understanding and information; the design of this project is in compliance with the Otsego County Zoning Ordinance dated: _____

Or

I do hereby certify that those plans have been prepared under my sustained review and, to the best of my professional knowledge, understanding and information; the design of this project is in compliance with the Otsego County Zoning Ordinance dated _____, except for the following items:
(List known variations from the Ordinance)

OFFICIAL USE ONLY

File No: PX3015-011 Soil Erosion Permit No.: _____ Fee:

Date Application Received: 11.16.15 Application Received By: CBW

Approved: _____ Not Approved: _____ By: _____

Conditions: PC hearing



October 7, 2015

Christine Boyak-Wohlfeil
Land Use Services Dept
Otsego County
1322 Hayes Road
Gaylord, MI 49735

Re: Radio Frequency Need Report for New Communications Facility
Applicant: PI TELECOM INFRASTRUCTURE V, LLC
Wireless Telecommunications Facility Application
Site location: 7780 Allen Road, Gaylord, MI 49734
Parallel Telecom Site Name: Gaylord-Chandler, MI
Primary tenant: Verizon Wireless

Dear Ms. Boyak-Wohlfeil:

My client, PI Telecom Infrastructure V, LLC, and I appreciate this opportunity to elaborate on the need for a wireless communications facility in Otsego County and explain why the proposed site was chosen. The PI Telecom name given to this project is Gaylord-Chandler.

This project is to construct a three hundred foot (300') self-support tower under a build-to-suit contract with Verizon Wireless. As a public utility, Verizon Wireless provides an essential service to individuals and businesses within Otsego County, Michigan, subject to the jurisdiction of the Federal Communications Commission (FCC). Verizon Wireless is licensed by the FCC to build and operate a wireless communications network in Otsego County, Michigan. Their licenses include; the 700 MHz band and the 2100 MHz or AWS band. The different performance characteristics of these two frequency bands are important to an understanding of what it is that Verizon Wireless is seeking to accomplish with this site, and are discussed below.

National statistics compiled by the FCC indicate that more than 70% of E-911 calls to police and fire departments are now made using wireless phones. That percentage grows each year. For many Americans, the ability to call E-911 for help in an emergency is one of the main reasons they own a wireless phone. Other wireless E-911 calls come from "Good Samaritans" reporting traffic accidents, crimes or other emergencies. The prompt delivery of wireless E-911 calls to public safety organizations benefits the public by promoting safety of life and property. The public relies on wireless communications for emergency access, as do law enforcement and public safety services. Many police departments also rely on wireless data services between patrol cars and law enforcement databases. Wireless data services help police departments utilize their limited resources more effectively to better protect the public. It is in the public's interest to ensure that robust and reliable emergency voice and data services remain available to everyone in our service areas. The 700 and 2100 MHz bands currently provide mixed voice and data over high speed LTE service. Voice over LTE will be the future primary voice service platform, as in this case, where traditional legacy (1xRTT) 850/1900 MHz bands are being replaced with VoLTE (Voice Over LTE) for E911.

A U.S. Government Semi-Annual Report on Wireless Substitution shows that as of December 2013, 39.4% of adults have cut the cord and instead rely exclusively on wireless phones to make emergency 911 and other calls. The report also shows that as of December 2013, 45.4% of all American children live in households without a landline phone. This empirically demonstrates that the applicant provides essential services to individuals and businesses within Otsego County. The public requires reliable and state-of-the-art communications infrastructure to deliver expected service. Empirical data demonstrates that large numbers of people have “cut the cord” on traditional wireline service and now rely exclusively on wireless services to connect to the national telephone system. The U.S. Government report confirms that wireless communication is the primary communications channel for more than one third of the general population. This dependence upon the availability of wireless service by a significant proportion of the population clearly demonstrates a public need for ensuring the availability of reliable wireless communications services, including travelers and residential areas of Otsego County.

Background. The Verizon Wireless’ communication system, and indeed all carriers’ wireless communications systems, relies on an overlapping and interconnecting network of individual antenna (cell) sites. Individual sites, like the one under consideration, consist of antennas mounted on a support structure. The radios and other electronic equipment that are needed to make wireless communications work are typically located at the base of the antenna support structure. These antenna sites transmit and receive wireless communications signals to and from mobile wireless handsets or other user equipment.

Individually, these communications facilities have a limited coverage area. The extent of the coverage depends on several factors, including; antenna height, local topography, proximity and height of other adjacent antenna installations, and localized customer usage demands. When linked electronically to form a network however, individual antenna sites operate to deliver a seamless wireless communications service to individuals, businesses, and government. The “seamless” part is important, even crucial, to understanding the need for this site. Without overlapping coverage, calls cannot be initiated or sustained to completion. The locations of antenna sites are therefore carefully thought out, and selected to be spaced as is consistent with the number of customers in the service area, while still being close enough to “hand off” a motorist’s call from one tower to the next, without dropping the call.

To be effective, any new antenna facility must first be integrated into the existing network, so that it can transmit, receive, and offload calls to and from its siblings without interference. The requirement that any new site must be able to perform a call “handoff”, as when a motorist drives from one coverage area into another, is absolutely essential. If a call cannot be handed off, the site is useless as a network component.

This brings us to consideration of the proposed Gaylord-Chandler site. This facility is intended to address several pressing service problems, problems that cannot be solved merely by re-engineering the existing antenna sites; the 700 capacity problem, the 2100 AWS coverage problem, and likewise the capacity off-load for 1xRTT CDMA voice and data.

700 MHz Capacity Problem. The first problem is one of capacity. Briefly put, although other existing antenna sites, in the past, were able to serve this area, they can no longer do so efficiently because the number of customers has grown enormously over the past few years. As problems go, a large and growing customer base is a good one to have, but it also means that local demand for wireless services is starting to exceed the capacity of our existing sites in this area. Customers from this area are now

reporting that during peak use times they can't connect to the network, or reflexively that calls to customers within this service area are not getting through. This means that this geographic area is no longer being served effectively.

Call Blocking. When a wireless network reaches the maximum number of connections it can handle at one time, the service area is saturated, and new calls cannot be made. This is known as "Call Blocking". Call blocking most often occurs during high demand periods, such as emergencies and social events, but as the customer base in a given area grows, call blocking starts to occur more often, even daily, especially during high demand periods. The solution to cure call blocking is to increase capacity by adding more carriers or call channels. In this case, the existing cells surrounding this area are no longer able to keep up with demand. The demand for wireless service continues to increase, and adding additional equipment is no longer possible. Simply put, the cell sites surrounding this area have become saturated. Adding capacity to relieve call blocking in areas where the existing cell sites are at their maximum capacity requires more extensive measures, such as cell splitting, or band hopping.

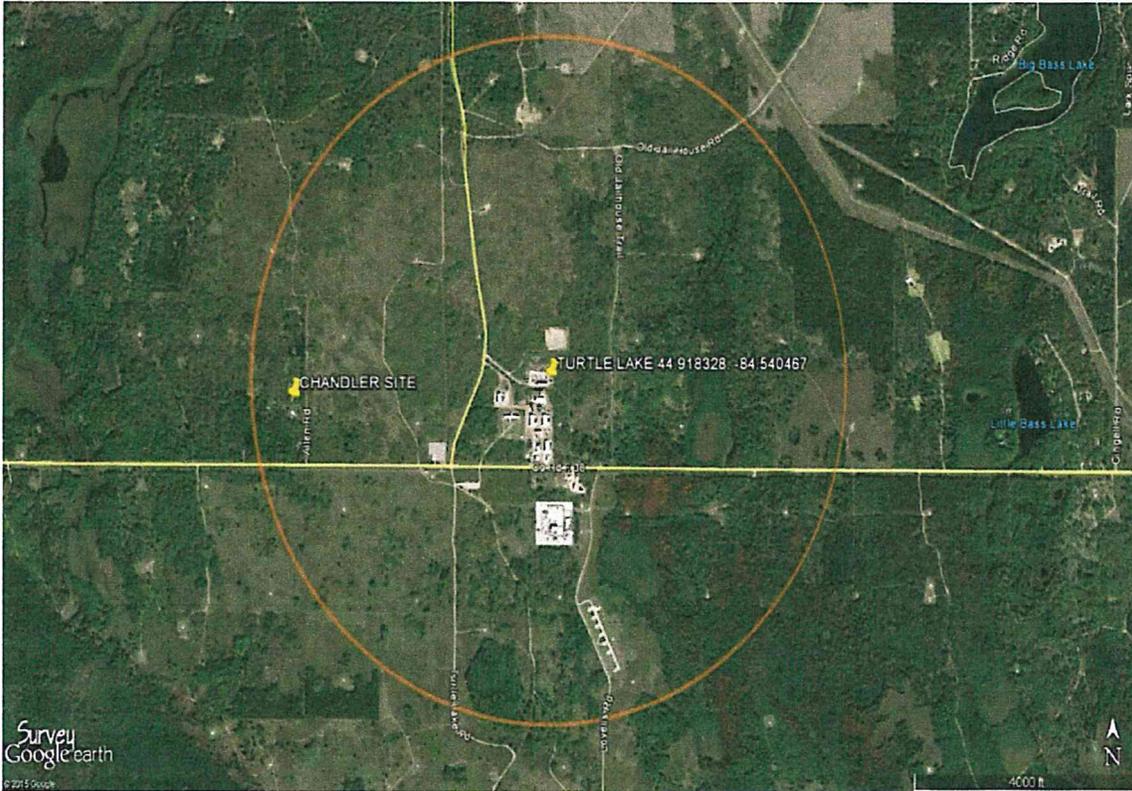
Cell Split. A cell split does exactly what the phrase implies: it splits an existing coverage area in half, so that the network can redirect calls away from existing, overloaded sites, to the new cell site instead. By dividing the call volume among a larger number of sites, the call volume processed by each individual antenna site is reduced to a level that the equipment can effectively manage during peak call periods, thereby enabling everyone's calls to be completed, without blocking or interruption.

Band Hopping. The second capacity enhancement measure is band hopping. When a site reaches its capacity limit on an existing band (in this case 700MHz), it may be possible to redirect new calls to a different band, provided an alternate frequency band is available, and provided sufficient reserve capacity exists in that alternate frequency band. In this case, Verizon Wireless has another licensed frequency band available (this is the AWS band centered at 2100 MHz). Although this band is available in this area, the reserve capacity of this 2100 MHz band is limited, making "frequency hopping" of limited use to relieve the call blocking. (The 2100 MHz band is particularly limited in its ability to provide in-building penetration, and its effective range at any given power level is half that of the 700 MHz frequencies.)

2100 MHz AWS Coverage Problem. The huge increase in demand for wireless services, in particular the exponential increase in demand for mobile data services, requires the use of all of the applicant's tenant's licensed frequencies in this area, which in this instance means both the 700 MHz and 2100 MHz frequency bands. The problem is that the 2100 MHz, also known as the "AWS" band, has less "propagation power" compared to the 700 MHz band. The 2100 MHz wavelength is physically shorter than the 700 MHz wavelength. In practice, shorter wavelength frequencies provide much less coverage (about 40%) than the lower 700 MHz bands. In many cases, the 2100 MHz band is so limited in terms of propagation power that only persons who are in a direct line-of-sight to the antennas will be able to connect. In order to create a network using the 2100 MHz frequency band, the cell site antennas must therefore be physically closer to each other than sites in the 700 MHz network, in order to perform call handoffs between cells. The coverage area for each 2100 MHz cell must be physically smaller for the network to interconnect, and to provide the same level of reliability that lower frequency bands provide.

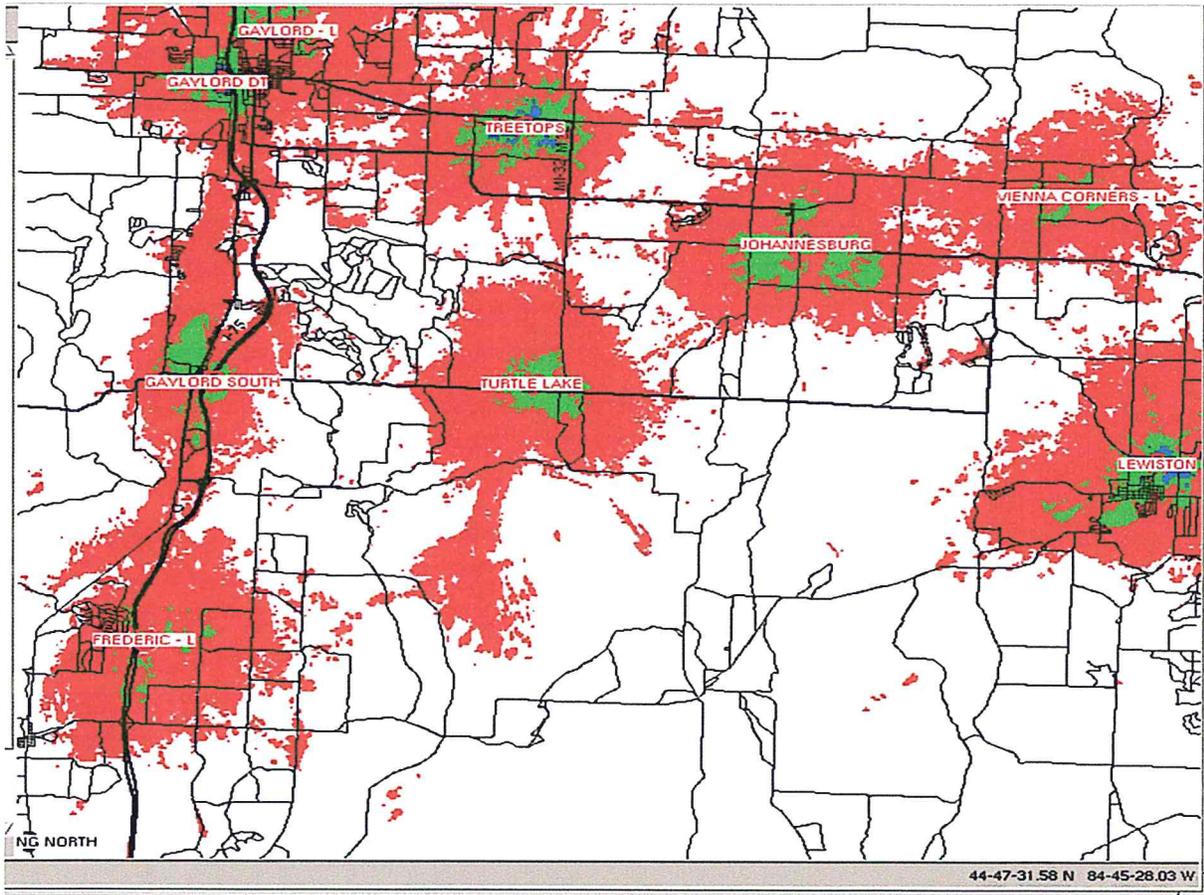
The 2100 MHz band has a performance disadvantage, in that these frequencies have a more limited ability to provide in-building service. Depending on building construction (wood / brick / steel), 2100

Verizon Wireless engineers have worked hard to identify the optimum location and height at which antennas should be placed to connect with the existing network in order to; accommodate growing customer demand, to avoid interference with other wireless communications sites, and to close this growing service capacity gap. A map indicating where a new facility must be located to close this growing service capacity gap is shown below:



The Search for Existing Tall Structures. Before proposing this new tower site, PI Telecom first evaluated whether any existing towers or other tall structures might be technically feasible for coverage purposes, and suitable for collocation. PI Telecom is committed to collocation and regularly locates its equipment on existing towers and buildings. Collocation on existing tall structures saves time and money compared to building a new tower. Reciprocally, PI Telecom encourages in-bound collocation on its towers by third-party applicants, offering tower space on a first come, first served basis, at competitive, non-discriminatory rents, so long as such shared use does not interfere with any other tower tenant's equipment or operations, and provided the applicant's equipment is installed in accordance with the requirements of the Michigan Building Code, and maintained in accordance with the requirements of the Federal Communications Commission. There are no existing communication towers located within the area where a new facility must be located to correct the service gap in this area of Otsego County.

The coverage plot shown below depicts the improvement in coverage that will result from a new communications facility at the proposed location. Notice how the serving coverage is now split (white circled area) and is carried by the new cell tower installation.



Optimum Location. PI Telecom Infrastructure V, LLC, is applying for a permit to build a tower capable of supporting the necessary equipment at the Gaylord-Chandler location, as well as allowing for future collocators. A search of the surrounding area revealed there to be no tower co-location possibilities within any reasonable distance of the required location.

Confirmation of Continued Regulatory Compliance. The applicant affirms that the wireless communications facility proposed at this site has been designed and will be constructed and operated in accordance with all federal, state and local regulations applicable to such facilities. Verizon Wireless and its licensed operating units will operate exclusively within the frequencies and service areas licensed to it by the Federal Communications Commission. Verizon Wireless and PI TELECOM INFRASTRUCTURE V, LLC, further affirms that it will operate its facility in conformance with all applicable federal requirements for controlling public and worker exposure to radiofrequency energy.

The proposed facility is needed to provide an essential public service to wireless communication users in Otsego County that cannot be established in any other manner. The construction and integration of this site into Verizon Wireless' existing network will provide or improve access to mobile voice and wireless data services previously degraded or unavailable, and support Homeland Security through enhanced 911 services. Finally, it will allow the service gap in this area to be closed.

Respectfully submitted,

PYRAMID NETWORK SERVICES, LLC



Robert W. Smith

Project Manager
789 Kirts Blvd.
Troy, MI 48084
248-251-6199

PZSU15-011
 TELECAD WIRELESS
 Pyramid Network Services LLC/
 PI Infrastructure V LLC
 7785 ALLEN RD



WARRANTY DEED-001

(State use of Michigan Form)

OTSEGO COUNTY MICHIGAN RECEIVED FOR RECORD

93 AUG 2 AM 9:48

LUCY M. PRATT CLERK / REGISTER OF DEEDS

The Grantor(s) Raymond Kortas, Sr. and Bernadine Kortas, husband and wife,

15570 Irene Court, Mt. Clemens, MI 48038

whose address is

convey(s) and warrant(s) to Edward L. Chandler and Donna M. Chandler, husband and wife, whose address is 312 Sherwood Street, Holly, MI 48442

the following described premises situated in the township of Chester, County of Otsego and State of Michigan:

The South 1/2 of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 9, Town 29 North, Range 2 West; AND the North 1/2 of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 9, Town 29 North, Range 2 West.

Subject to the reservation of all gas, oil and mineral rights in favor of the Grantor and others.

for the sum of Fourteen Thousand and No/100 (\$14,000.00) Dollars

subject to easements and building and use restrictions of record and further subject to reservations and conditions of record.

Dated this 30th day of June, 1993

Signed in presence of:

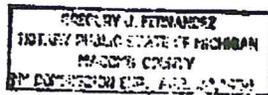
John Vesper, John Vesper, Arline C. Whitton

Signed by:

Raymond D Kortas Sr., Bernadine Kortas

STATE OF MICHIGAN, COUNTY OF Macomb

The foregoing instrument was acknowledged before me this 30th day of June 1993 by Raymond Kortas, Sr. and Bernadine Kortas



Gregory J. Fitzmaurice, Notary Public, Macomb County, Michigan, My commission expires 4-24-94

County Treasurer's Certificate, OTSEGO COUNTY TREASURER'S OFFICE, August 2, 1993, I hereby certify that according to our records all taxes returned to this office are paid for five years preceding the date of this instrument.

OTSEGO COUNTY 59246, STATE OF MICHIGAN REAL ESTATE TRANSFER TAX, Dept. of Taxation AUG-2'93, \$15.40

When Recorded Return To, Send Subsequent Tax Bills To, Drafted By, John Koske, KOSKE REALTY CO., 2192 Old 27 South, Gaylord, MI 49735, Tax Parcel # 030-009-300-040-00, Recording Fee \$9 + \$1, Transfer Tax \$15.40

FIRST AMERICAN TITLE INSURANCE COMPANY OF THE MID-WEST - BURTON ABSTRACT DIVISION - SERVING YOU SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING FIRST AMERICAN TITLE INSURANCE COMPANY OF THE MID-WEST

* TYPE OR PRINT NAMES UNDER SIGNATURES.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
KORTAS, RAYMOND SR & BERNA CHANDLER, EDWARD L & DONNA		14,000	06/30/1993	WD	Good	0539/427	DEED	0.0	
Property Address	Class: 402 Residential St Zoning: FR								
7780 ALLEN RD	School: Gaylord Community								
Owner's Name/Address	P.R.E. 100% 09/16/2007								
CHANDLER, EDWARD L & DONNA M	: 0.00								
PO BOX 2040	2015 Est TCY 129,000 (Value Overridden)								
GAYLORD MI 49734	Improved	X	Vacant	Land Value Estimates for Land Table .					
Tax Description	* Factors *								
S 1/2 OF N 1/2 OF SE 1/4 OF SW 1/4 SEC 9	Description		Frontage	Depth	Front	Depth	Rate	Adj. Reason	
T29N R2W	Dirt Road		10.00	Acres	0	100	0	Value	
Comments/Influences	Gravel Road		Total Acres		Total Est. Land Value =			0	
	Storm Sewer		10.00		0			0	
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site								
	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			64,500	0	64,500			59,973C	
			59,200	0	59,200			59,029C	
			58,100	0	58,100			58,100S	
			58,400	0	58,400			58,400S	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Otsego, Michigan									

*** Information herein deemed reliable but not guaranteed***

To Whom it May Concern:

We, Edward and Donna Chandler of 7780 Allen Road, Gaylord, MI 49734, authorize PI Telecom Infrastructure V, LLC and Pyramid Network Services to represent us in all matters relating to zoning requirements for placement of a telecommunications tower on our property located on Allen Road, Otsego County, Chester Township, Section 9, Town 2N, Range 29N, Range 2W and further identified as Tax Parcel 030-009-300-035.

Signed: Edward Chandler
Edward Chandler

Donna Chandler
Donna Chandler



To: Otsego County
Attn: Christine Boyak-Wohlfeil
1322 Hayes Road
Gaylord, MI 49735
(989)731-7400

Date: 10/07/15

Re: Authorization to represent PI Telecom Infrastructure V, LLC for Proposed Telecommunications Facilities

Ms. Boyak-Wohlfeil:

PI Infrastructure V, LLC gives Telecad Wireless authorization to apply for and secure all Permits on our behalf and Pyramid Network Services for zoning, related to the proposed telecommunications facilities located in Otsego County, MI.

A handwritten signature in black ink, appearing to read "Michael Wilson".

Michael Wilson

Director Program Management

PI Infrastructure V, LLC

**OTSEGO COUNTY
PLANNING COMMISSION**

**PUBLIC HEARING NOTICE
January 18, 2016**

The Otsego County Planning Commission will hold two (2) public hearings on Monday, January 18, 2016 at 6:00 pm in the Planning and Zoning Meeting room located at 1322 Hayes Rd Gaylord, Michigan.

The purpose of the public hearings will be to obtain citizen comment on the following:

- 1) John & Mary Brink, owners represented by Blumberg & Blumberg PC, have requested a Special Use Permit/Site Plan Review for property located in Corwith Township at 7297 Old 27 N Vanderbilt, MI 49795. The proposed use of the property is to construct a 20'x200' storage building containing 20 storage units. The property is located in a B2/General Business Zoning District. Mini-storage buildings consisting of separate rooms rented or leased by the month is a permitted use subject to special conditions in the B2 Zoning District.

Parcel identification numbers: **042-027-400-025-00**
Old 27 North
Vanderbilt, MI 49795

Legal Description:

N 115 FT OF S 400 FT OF NW 1/4 OF SE 1/4 LYING W OF RR R/W SEC 27 T32N R3W

042-027-400-030-00
7297 Old 27 North
Vanderbilt, MI 49795

Legal Description:

N 60 FT OF S 285 FT OF NW 1/4 OF SE 1/4 W OF RR R/W SEC 27 T32N R3W

- 2) **Telecad Wireless**, representing PI Telecom Infrastructure V LLC and Pyramid Network Services, is requesting a Special Use Permit/Site Plan Review for the installation of a three hundred foot (300') wireless communications tower located in Chester Township at 7780 Allen Rd Gaylord, MI 49735. The property is zoned FR/Forest Recreation and a wireless communications tower and facilities over one hundred ninety feet (190') or with lights is a permitted use subject to special conditions in a FR Zoning District.

Parcel identification number: **030-009-300-040-00**
7780 ALLEN RD
Gaylord, MI 49735
Chester Township

Legal Description:

S 1/2 OF N 1/2 OF SE 1/4 OF SW 1/4 SEC 9 T29N R2W

All citizens are welcome to attend the meeting or provide written comment. If written comments are provided the comments must be received at the Otsego County Land Use Services Office by noon (12:00 pm) the day of the meeting.

Any citizen who has questions regarding this application or needs assistance to attend this meeting should contact the Director of Land Use Services at (989) 731-7400.



**Department of
Land Use Services**
1322 Hayes Rd • Gaylord, MI 49735
Phone (989)731-7400 • Fax (989)731-7419
www.otsegocountymi.gov

November 16, 2015

Chester Township
7259 M-32 E
Johannesburg, MI 49751

Pursuant to Article 27 of the Otsego County Zoning Ordinance/Township Participation in County Zoning, I am forwarding the application for a site plan review.

If you require the applicant, Ben Varney, representative for Pyramid Network Services LLC to be present at your meeting, he can be notified at the following:

Ben Varney
c/o Pyramid Network Services LLC
4700 Hunt St
Cass City, MI 48726-9000
248.2518220
bvarney@pyramidns.com

If you have any questions, please contact us and we will be glad to assist you. We look forward to your input concerning this matter. Thank you for your participation in County Zoning.

Sincerely,

Vern Schlaud
Otsego County Land Use Director

cbw

encl

PZSU15-011
TELECAD WIRELESS
Pyramid Network Services LLC/
PI Telecom Infrastructure V LLC
7785 ALLEN RD



- 030-009-100-005-00
- 030-009-300-025-00
- 030-009-300-035-00
- 030-009-300-045-00
- 030-009-300-050-00
- 030-009-300-055-00
- 030-009-300-060-00
- 030-009-300-065-00

OWNERS WITHIN THREE HUNDRED FEET (300')

PARCEL NUMBER	PROPERTY ADDRESS	OWNER NAME	OWNER ADDRESS				
030-009-100-005-00	7253 TURTLE LAKE RD	STATE OF MICHIGAN	PO BOX 30028	LANSING	MI	48909	FR
030-009-300-025-00	7668 ALLEN RD	AVEN, FRED H	6285 HICKEY RD	FAIRGROVE	MI	48733	FR
030-009-300-035-00		CHANDLER, EDWARD L & DONNA M	PO BOX 2040	GAYLORD	MI	49734	FR
030-009-300-045-00	5462 OLD STATE RD	BASSETT-BASSETT-STIER	23563 WHITLEY DR	CLINTON TWP	MI	48035	FR
030-009-300-050-00	5398 OLD STATE RD	STIER-BASSETT-BASSETT	57237 OMO RD	RAY	MI	48096	FR
030-009-300-055-00		BROWN, JIMMY D & MERLE L TRUST	26533 COLERIDGE ST	HARRISON TWP	MI	48045	FR
030-009-300-060-00	5284 OLD STATE RD	BROWN, JIMMY D TRUST	26533 COLERIDGE ST	HARRISON TWP	MI	48045	FR
030-009-300-065-00		GOVERNMENT			MI		FR

**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. *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, 2015 *Exhibit #7*
6. The requirements of Article 27 of the Otsego County Zoning Ordinance have been met. *Exhibit #8, Exhibit #9*
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*

**OTSEGO COUNTY
PLANNING COMMISSION**

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

SPECIFIC FINDINGS OF FACT

FINDINGS UNDER ARTICLE 8

ARTICLE 8 FR FORESTRY RECREATION DISTRICT

INTENT

The FR Forestry Recreation District is designed to promote the use of rural areas in a manner that will retain the basic attractiveness and inherent values of natural resources. The intent of the District is to retain rural areas for resource purposes, but recognizing the need to allow multiple uses considered acceptable in a rural environment.

SECTION 8.2 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS

The following uses may be permitted, subject to the conditions herein imposed for each use, the review standards of [Article 19](#) and only after the review and approval of the site plan by the Planning Commission. [See [Article 21](#) for applicable Specific Requirements for Certain Uses, if any and [Article 23](#) for Site Plan Requirements.]

- 8.2.1 All permitted uses subject to special conditions, as permitted and regulated in the R1 District.
- 8.2.2 Sportsmen associations or clubs, including shooting ranges
- 8.2.3 Active recreation areas, stadiums and race tracks
- 8.2.4 Veterinary hospitals, clinics with indoor kennels [Permit criteria include [Article 21.45](#)].
- 8.2.5 Driving ranges
- 8.2.6 Game preserves
- 8.2.7 Gasoline stations with or without store
- 8.2.8 Detention facilities
- 8.2.9 Recreation farms (dude ranches)
- 8.2.10 Restaurants and/or taverns (without drive-through service)
- 8.2.11 Campgrounds (commercial)
- 8.2.12 Dog grooming and kennel facilities [Permit criteria include [Article 21.45](#)]
- 8.2.13 Golf courses and country clubs [Refer to [Articles 4.2.5](#) and [21.11](#)]
- 8.2.14 Hunt clubs (commercial)
- 8.2.15 Recreation camps or resorts
- 8.2.16 Surface mining of gravel, sand, clay, topsoil or marl [See [Article 21.25](#) for criteria]
- 8.2.17 Travel trailer courts
- 8.2.18 Wireless Telecommunications Towers and Facilities over one hundred ninety (190) feet in height, or with lights...

FINDINGS UNDER ARTICLE 21

Current language:

SECTION 21.46 WIRELESS COMMUNICATIONS:

The Telecommunication Act of 1996, as amended February 8, 1996, sets forth provisions concerning placement, location and construction of towers and related facilities for wireless services. The purpose of this Section is to establish general guidelines for the siting of wireless communications towers and antennas. The goals of the section are to:

Proposed language:

Reference the Telecommunication Act (Act 104 of 1996 as amended) and the Michigan Zoning and Enabling Act (Act 110 of 2006 as amended including Act 143 of 2012). These set forth provisions concerning placement, location and construction of towers and related facilities for wireless services, provide rules for changes to existing towers and set time frames for municipality action. The purpose of this Section is to establish general guidelines for the siting of wireless communications towers and antennas. The goals of the section are to:

- (1) Protect residential zoning districts from potential adverse impacts of towers and antennas;
- (2) Encourage the location of towers in non-residential areas;
- (3) Minimize the total number of towers throughout the county;
- (4) Strongly encourage the joint use of new and existing tower sites as a primary option rather than construction of additional single-use towers;
- (5) Encourage users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact on aesthetics in this tourism based county is minimal;
- (6) Encourage users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design, siting, landscape screening, and innovative camouflaging techniques;
- (7) Enhance the ability of providers of telecommunication services to provide such services to the county quickly, effectively, and efficiently;
- (8) Consider the public health and safety of communication towers; and
- (9) Avoid potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures. In furtherance of these goals, due consideration shall be given to the Otsego County master plan, zoning map, existing land uses, and environmentally sensitive areas in approving sites for the location of towers and antennas.

Wireless and cellular phone service are specially determined to not be essential services, nor to be public utilities as such terms are used in this Ordinance.

It is not the intent to create "antennae farms" with a number of monopoles and antennae in a small area. Also, it is not the intent to regulate ham radio antennae under this section, or to regulate towers installed at single family dwellings for personal television reception.

SECTION 21.46.1 DEFINITIONS:

As used in this section, the following terms shall have the meanings set forth below:

1. Antenna means any exterior transmitting or receiving device mounted on a tower, building structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.
2. Height means, when referring to a tower or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad and any antenna.

3. Tower means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting (lattice) towers, guyed towers, or monopole towers (including telephone poles). The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures, and the like. The term includes the structure and any support thereto.
4. Co-location shall mean the location by two (2) or more communication providers of wireless communication facilities on a common structure, tower or building, with the view toward reducing the overall number of structures required to support wireless communication antennas within the County.

SECTION 21.46.2 WIRELESS COMMUNICATIONS TOWERS OF ONE HUNDRED NINETY (190) FEET OR LESS AND RELATED FACILITIES:

Construction of Wireless Telecommunication Antenna Towers of one hundred ninety (190) feet or less and Equipment Shelter Buildings are allowed in Otsego County subject to the following provisions:

21.46.2.1 Prior to approval of any new tower to be located within one (1) mile of an existing tower or other structure of equal or greater height than the proposed tower, applicant shall contact owner(s) of all said towers or structures and request permission to locate or co-locate in lieu of construction of a new tower. No new tower request shall be granted until proof of contact(s) has been provided to the zoning administrator.

21.46.2.1.1 As an alternative to contacting owners of all towers or structures, as described in the above paragraph, location or co-location on existing towers or structures shall be approved by the Zoning Administrator under applicable provisions, including [21.46.2.7.1](#).

An accessory equipment shelter building shall meet all normal requirements of accessory buildings. Any location or co-location shall not result in a height of more than twice the height of the existing structure.

21.46.2.2 Wireless Telecommunication Antenna Towers and Equipment Shelter Buildings shall not be placed in any road right-of-way or in any easement for road purposes.

21.46.2.3 Such towers and facilities shall be placed on parcels (whether the land is owned or leased by the tower owner) that have an area no less than the minimum parcel size for the district, as listed in [Article 17](#). No variances shall be granted to reduce this size limit.

21.46.2.4 All setbacks for the zoning district shall be met and in addition, no tower shall be placed closer than one hundred percent (100%) of the tower's height from any property line or any residence.

21.46.2.5 A tower proposal of more than thirty-five (35) feet shall be submitted to the Otsego County Airport Manager and FAA for review and approval prior to issuance of a zoning permit.

21.46.2.6 The tower itself must be of monopole design. There shall be no guyed or self-supporting towers. Self-supporting towers may be considered with application to the Planning Commission.

21.46.2.7 All such tower location proposals shall be submitted with a site plan ([Section 23.2](#)).

21.46.2.7.1 The following conditions are required for approval of an application.

Antennas may or may not be mounted on existing structures. The tower and antenna are painted or screened as to blend into the background.

The service building shall be constructed of material such as wood, brick, or stucco, and shall be designed to blend into the natural setting and surrounding buildings. In no case will metal exteriors be allowed for service buildings.

Unless technically impossible, all connecting wires from towers to accessory buildings shall be underground.

Unless technically impossible, all electrical and other service wires to the facility shall be underground.

The service building shall be no larger than necessary to house the equipment and shall meet all setback requirements of this Ordinance.

21.46.2.8 Lighting shall be designed in accordance with [Section 21.19](#) in addition to the following:

Lights shall not be permitted on the tower or antennae unless FAA regulations require them.

Light poles and fixtures shall be located as low as practical; a greater number of low “area” lights are favored over higher lights. Incandescent lights are favored over sodium or mercury-type street lighting.

21.46.2.9 The tower and its accessory buildings shall be fenced with no less than a six-foot (6) safety fence with a locked gate.

21.46.2.10 The application shall include a description of security to be posted at the time of receiving a building permit for the tower to ensure removal of the facility when it has been abandoned or is no longer needed. In this regard, the security shall, at the selection of the applicant, be in the form of: cash or letter of credit to remove the tower in a timely manner as required under [Section 21.46.4](#), with the further provision that the applicant and owner shall be responsible for the payment of any costs and attorneys’ fees incurred by the county in securing removal.

SECTION 21.46.3 WIRELESS TELECOMMUNICATION ANTENNA TOWERS OVER ONE HUNDRED NINETY (190) FEET AND RELATED FACILITIES:

Construction of Wireless Communications Towers over one hundred ninety (190) feet and Equipment Shelter Buildings are a Permitted Uses Subject to Special Conditions under [Article 19](#). Requirements include all those in [Section 21.46.2](#), plus the following:

21.46.3.1 In order to maximize the efficiency of the provision of telecommunication services, while also minimizing the impact of such facilities on Otsego County, location, co-location, or the provision of more than one (1) antenna on a single tower may be allowed by the Zoning Administrator and/or required by the Planning Commission.

21.46.3.1.1 As an alternative to the provisions of [21.46.3.1.2](#) below, location or co-location on existing towers or structures shall be approved as a Principal Use Permitted by the Zoning Administrator under applicable provisions, including [21.46.2.7.1](#). An accessory equipment shelter building shall meet all normal requirements of accessory buildings.

If not locating or co-locating on existing towers or structures, the applicant shall be required to provide information regarding the feasibility of location or co-location as part of the Special Land Use application.

Factors to be considered in determining feasibility or co-sharing include available space on existing structures, towers, the tower owner's ability to lease space, the tower's structural capacity, radio frequency interference, geographic service area requirements, mechanical or electrical incompatibilities, the comparative costs of co-location and new construction, and any FCC limitations on tower sharing.

21.46.3.1.2 The applicant shall be required to send a certified mail announcement to all other tower owners in the area, stating their sighting needs and/or sharing capabilities in an effort to encourage tower sharing. The applicant shall not be denied space on a tower unless mechanical, structural, or regulatory factors prevent sharing.

21.46.3.1.3 Further the applicant may be required to provide a letter of intent to lease excess space on a facility and commit to: Responding to any requests for information from another potential shared use applicant. Negotiating in good faith and allow for leased shared use if an applicant demonstrates that it is technically practicable; and making no more than a reasonable charge for a share use lease.

21.46.3.2 Tower heights shall be no more than required according to engineering requirements for a specific site or the technical capabilities of the antennas being mounted. The applicant shall provide funds to the county determined by the Planning Commission to be sufficient to acquire an independent technical and engineering evaluation of the need for any tower in excess of one hundred ninety (190) feet. Where the independent evaluation shows that service can be provided by a one hundred ninety (190) foot or lower tower no tower in excess of one hundred ninety (190) feet shall be allowed. The Zoning Board of Appeals shall not grant a variance from this requirement.

SECTION 21.46.4 REMOVAL OF WIRELESS COMMUNICATION TOWERS:

21.46.4.1 A condition of every approval of a wireless communication tower shall be adequate provision for removal of all or part of the facility by users and owners when the tower has not been used for a

period of twelve (12) months. For purposes of this section, the removal of antennas or other equipment from the facility, or the cessation of operations shall be considered as the beginning of a period of non-use.

21.46.4.2 At such time that removal is required, the property owner or persons who had used the facility shall immediately apply or secure the application that require demolition or removal and immediately proceed with and complete the demolition/removal, restoring the premises to an acceptable condition as reasonably determined by the Zoning Administrator.

21.46.4.3 If the required removal of a facility or a portion thereof has not been lawfully completed within sixty (60) days of the applicable deadline, and after at least thirty (30) days written notice, the County may remove or secure the removal of the facility or required portions thereof, with its actual cost and reasonable administrative charge to be drawn or collected and /or enforced from or under the security posted at the time application was made for establishing the facility.

SECTION 21.46.5

All towers in [Section 21.46](#) must comply with FCC and FAA regulations.

FINDINGS UNDER ARTICLE 27

Current language:

ARTICLE 27 TOWNSHIP PARTICIPATION IN COUNTY ZONING

It having been established that the Township units of government in Otsego County are desirous of actively participating in zoning amendment and zoning procedures; and Otsego County having determined that such participation is needed in the zoning process,

NOW, THEREFORE, IT IS HEREBY DECLARED to be the policy of Otsego County that no zoning decision (with respect to those matters hereinafter set forth) affecting any particular township shall be made without the direct participation of said township so affected in accordance with the following procedures:

27.1 When a Petition is filed with the Otsego County Planning Commission with respect to any of the four (4) types of requests listed below, and then the procedure specified in [27.2](#) shall be followed prior to a decision being rendered by the County Planning Commission or the County Zoning Board of Appeals:

27.1.1 Changes in zoning district boundaries;

27.1.2 The approval of Uses Subject to Special Conditions, Special Approval Uses, and Special Land Uses;

27.1.3 The approval of Planned Unit Developments, all condominium projects, and all subsequent phases of an approved phased development;

27.1.4 Any appeal of an administrative decision, Ordinance interpretation, or variance.

27.2 Prior to a hearing by the County Planning Commission, the Otsego County Zoning Administrator shall forward, by certified or first class mail, said written petition to the township clerk of the township within which the property associated with the petition is located and shall execute and file an Affidavit of Mailing such petition.

Upon the approval or disapproval of the petition by the affected township, said township's clerk shall notify, in writing, the petitioning party and the Otsego County Zoning Administrator of the Township Board's decision. The Petition shall then be acted upon, with due regard to the affected Township's decision, by the Otsego County Planning Commission in conformance with this Ordinance.

In like manner, and under the same conditions, authority, and rule of policy, the Otsego County Board of Appeals, shall make no rule, interpretation or determination on any matter pertaining to a zoning

variance ([Article 26.2](#)) affecting any particular township, without the Otsego County Zoning Administrator first forwarding, by certified or first class mail, said written petition to the township clerk of the township to be affected by said petition; the Zoning Administrator shall execute and file an Affidavit of Mailing as to such petition.

Upon the approval or disapproval of the petition by the affected township, said township's clerk shall notify, in writing, the petitioning party and the Otsego County Zoning Administrator of the Township Board's decision. The petition shall then be acted upon with due regard to the affected Township's decision by the Otsego County Zoning Board of Appeals in conformance with this ordinance.

The affected township shall take some official action to notify the county Zoning Administrator of its decision within forty (40) days after having received the written petition. The township may take an additional thirty (30) days to study the matter and take action thereon; but it shall file written notice with the Zoning Administrator within the original forty (40) days of its intention to take the additional time. It shall be presumed that the township waives its right to act if no action is taken within the applicable time period(s).

Proposed language:

The affected township shall take some official action to notify the county Zoning Administrator of its decision within forty (40) days after having received the written petition. The township may take an additional thirty (30) days to study the matter and take action thereon; but it shall file written notice with the Zoning Administrator within the original forty (40) days of its intention to take the additional time.

Exception: Due to state law time frames for wireless communication towers, an extension beyond the original forty (40) days shall not be permitted. It shall be presumed that the township waives its right to act if no action is taken within the applicable time period(s).

October 15, 2015

Mr. Michael Wilson
Parallel Infrastructure

RE: Proposed 300' Self-Supporting tower for MI-Gaylord-Chandler, MI

Dear Mr. Wilson,

Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 90 mph with no ice and 40 mph with 1/2" radial ice, Structure Class II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas" and an Ultimate Wind Speed of 115 mph, in accordance with the 2012 International Building Code.

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

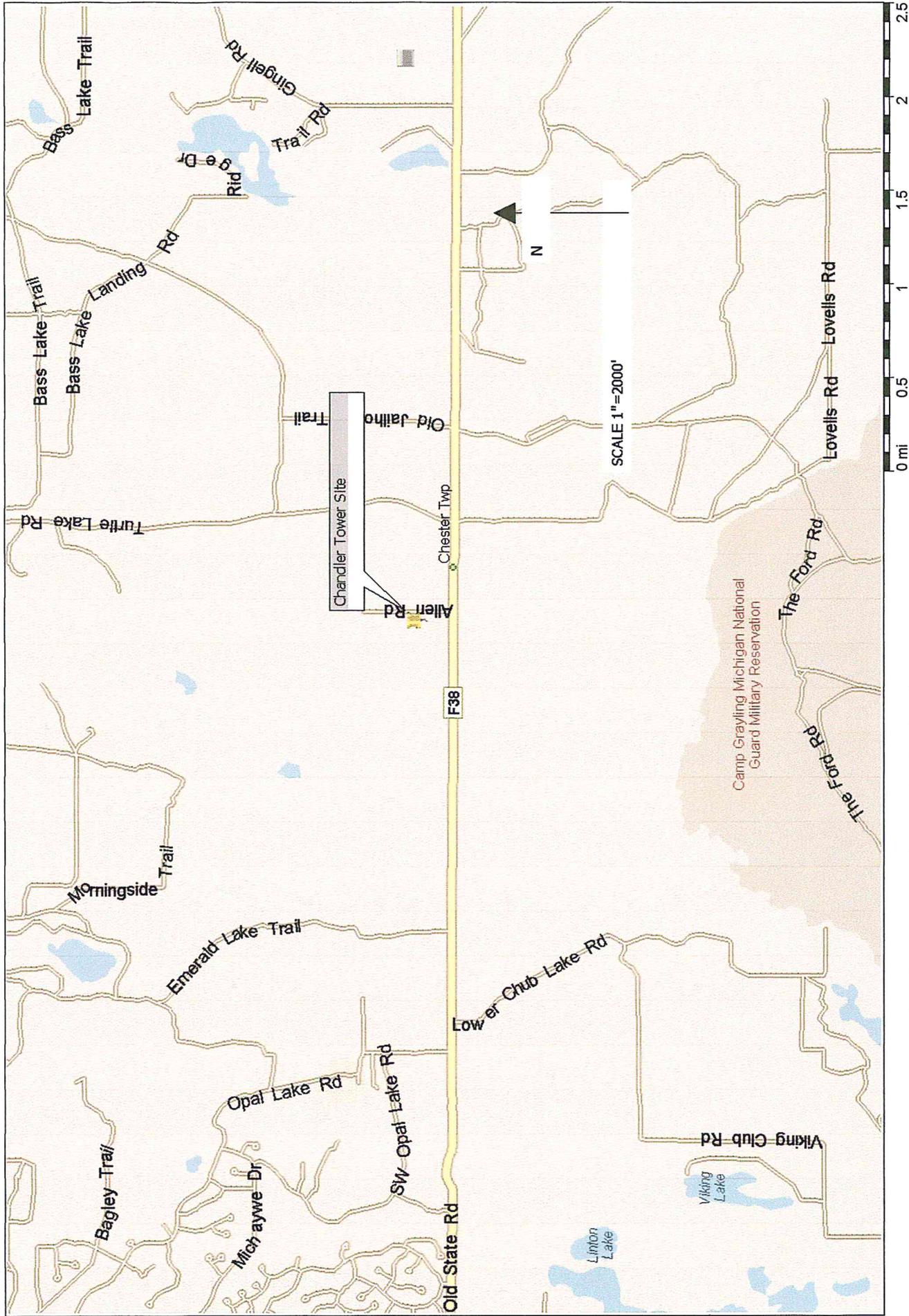
Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. **Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.** In the unlikely event of total separation, this, in turn, would result in collapse within a radius equal to 300 feet.

Sincerely,

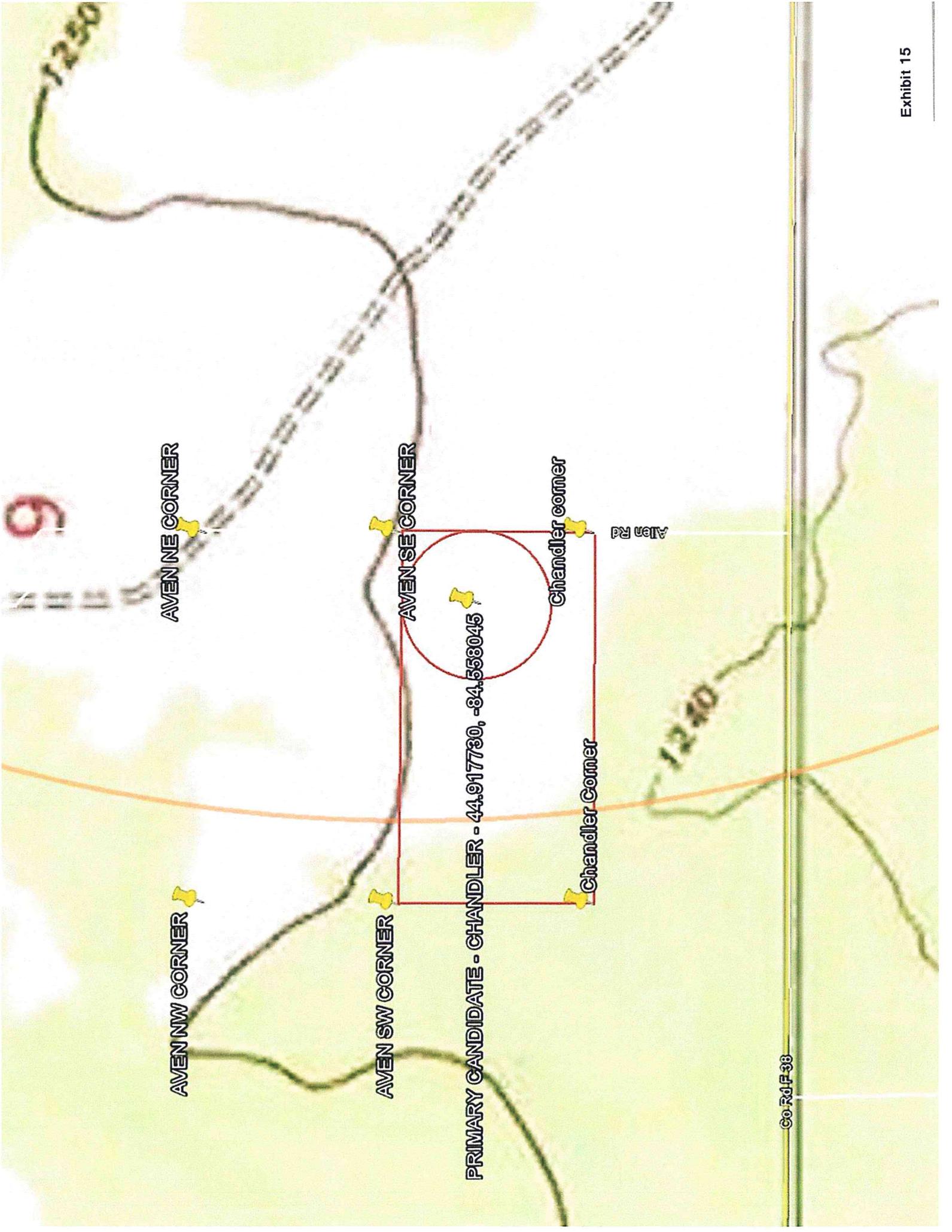
Robert E. Beacom, P.E.
Design Engineer II



CHANDLER STREET MAP



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9

1250

AVEN NE CORNER

AVEN NW CORNER

AVEN SW CORNER

AVENSE CORNER

PRIMARY CANDIDATE - CHANDLER - 44.917730, -84.556045

Chandler corner

Chandler Corner

Allen Rd

1240

Co Rd F-38

Parallel
INFRASTRUCTURE
4601 TOLONORON ROAD
EDUC. BLDG. SUITE 2100
GAYLORD, MI 49734
PH: 989.334.2111



TeleCAD
V.I. Services
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-443-9500
FAX: 423-443-9599

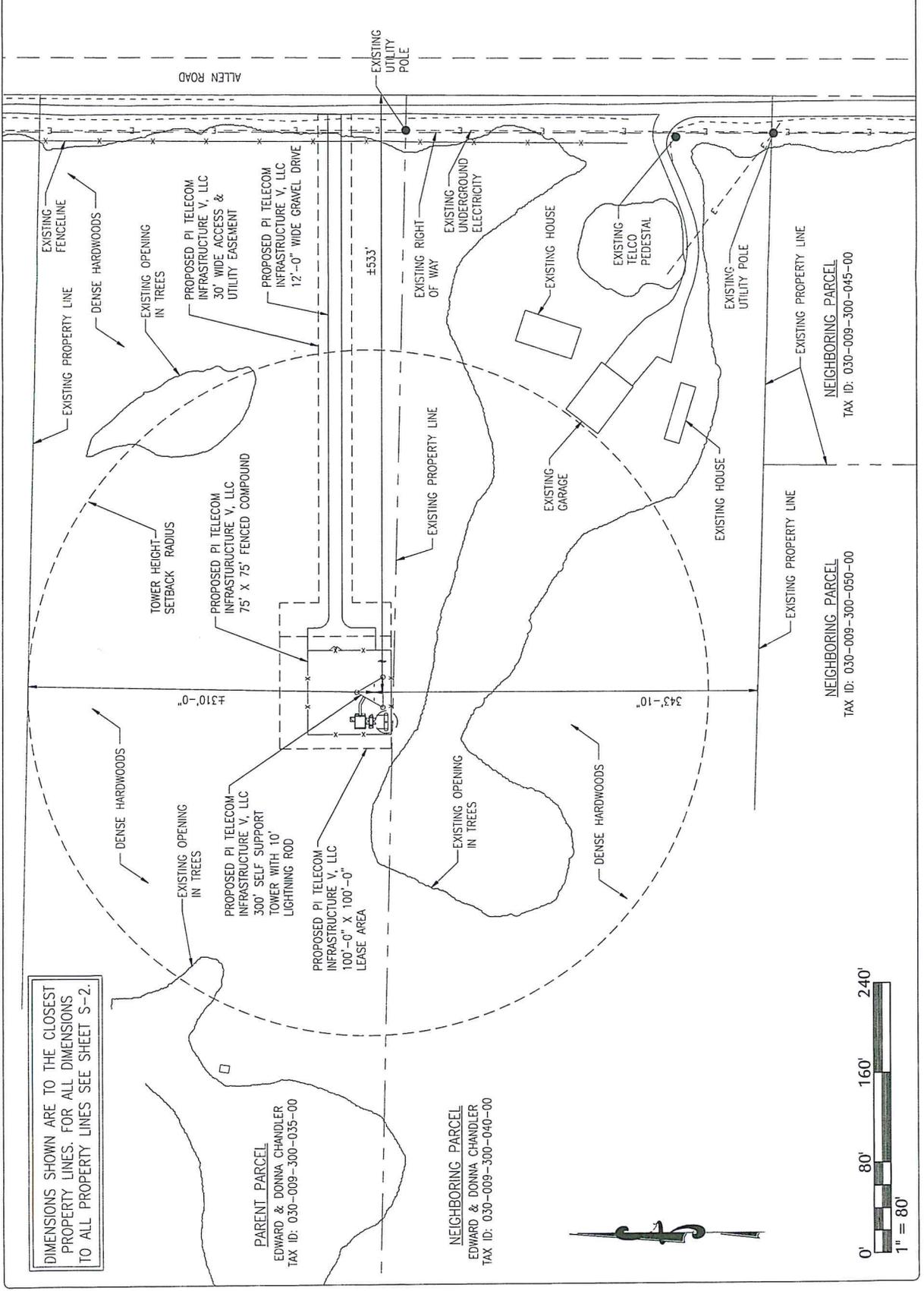
A/E PROJECT #: N/A
DRAWN BY: JJP
CHECKED BY: CTD

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/12/15	PRELIMINARY REVIEW
2	08/24/15	PRELIMINARY REVIEW

SITE NAME: MI-GAYLORD
SITE NUMBER: P13MI000002.A / 6783
SITE ADDRESS: 7780 ALLEN ROAD
GAYLORD, MI 49734
DESIGN TYPE: ZONING

SHEET TITLE:
OVERALL SITE
LAYOUT PLAN

DRAWING NO. **Z1**
REVISION: **B**



DIMENSIONS SHOWN ARE TO THE CLOSEST PROPERTY LINES. FOR ALL DIMENSIONS TO ALL PROPERTY LINES SEE SHEET S-2.

PARENT PARCEL
EDWARD & DONNA CHANDLER
TAX ID: 030-009-300-035-00

NEIGHBORING PARCEL
EDWARD & DONNA CHANDLER
TAX ID: 030-009-300-040-00

NEIGHBORING PARCEL
TAX ID: 030-009-300-050-00

NEIGHBORING PARCEL
TAX ID: 030-009-300-045-00



Proposed Language for Personal Wireless Service

Section 2.2 DEFINITIONS

PERSONAL WIRELESS SERVICES TELECOMMUNICATIONS TOWERS AND

FACILITIES: Self-supporting or guyed towers of 150 feet or less that can provide data and internet access within a 3-5 mile radius. These low wattage towers are allowed as a Permitted Use Subject to Special Conditions. (Ref: Section 21.46)

Section 322(c)(7) of the Federal Communications Act uses the following definitions:

(i) the term “personal wireless services” means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

(ii) the term “personal wireless service facilities” means facilities for the provision of personal wireless services; and

(iii) the term “unlicensed wireless service” means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services.

21.46.2.6 The tower itself must be of monopole design. Guyed and self-supporting towers may be considered with application to the Planning Commission and require a Special Use Permit (Section 19.7).

21.46.2.6.1 Maximum height of guyed and self-supporting towers to be 150 feet.

21.46.2.6.2 These towers should be centered within a two (2) acre parcel so as not to hit any structure if they fall.

21.46.2.6.3 Eight foot (8’) climbing barriers are required.

21.46.2.10 The application shall include a description of security to be posted at the time of receiving a building permit for the tower to ensure removal of the facility when it has been abandoned or is no longer needed. A tower is to be removed after not being used for twelve months (ref: 21.46.4).

In this regard, the security shall, at the selection of the applicant, be in the form of: cash or letter of credit to remove the tower in a timely manner as required under Section 21.46.4, with the further provision that the applicant and owner shall be responsible for the payment of any costs and attorneys fees incurred by the county in securing removal. The amount of the security bond or letter of credit is to be determined by the Planning Commission.

21.46.2.11

Professional sealed documents are required for all Wireless Communications Towers (Section 23.2.2). For projects that involve less than twenty (20) square feet of soil disruption, soil samples and water flow analysis will not be required.

Signage must be installed on the six foot (6’) fence with locked gate stating the owner’s name and contact information, including an emergency telephone number. For towers with guy wires, yellow guy protections are required on each set of guy wires.

[R3 Residential Estates]

Section 6.2 Permitted Uses Subject to Special Conditions

6.2.8 Personal Wireless Services Telecommunications Towers and Facilities one hundred fifty (150) feet or less in height, self-supporting (lattice) or guyed

[RR Recreation Residential]

Section 7.2 Permitted Uses Subject to Special Conditions

7.2.8 Personal Wireless Services Telecommunications Towers and Facilities one hundred fifty (150) feet or less in height, self-supporting (lattice) or guyed

[FR Forestry Recreation]

Section 8.2 Permitted Uses Subject to Special Conditions

8.2.22 Personal Wireless Services Telecommunications Towers and Facilities one hundred fifty (150) feet or less in height, self-supporting (lattice) or guyed

[AR Agricultural Resource]

Section 9.2 Permitted Uses Subject to Special Conditions

9.2.25 Personal Wireless Services Telecommunications Towers and Facilities one hundred fifty (150) feet or less in height, self-supporting (lattice) or guyed

[B2 General Business]

Section 11.2 Permitted Uses Subject to Special Conditions

11.2.15 Personal Wireless Services Telecommunications Towers and Facilities one hundred fifty (150) feet or less in height, self-supporting (lattice) or guyed

[B3 Business, Light Manufacturing]

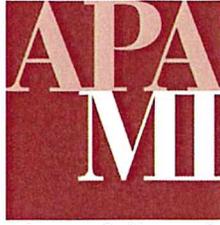
Section 12.2 Permitted Uses Subject to Special Conditions

12.2.15 Personal Wireless Services Telecommunications Towers and Facilities one hundred fifty (150) feet or less in height, self-supporting (lattice) or guyed

[I Industrial]

Section 13.2 Permitted Uses Subject to Special Conditions

13.2.20 Personal Wireless Services Telecommunications Towers and Facilities one hundred fifty (150) feet or less in height, self-supporting (lattice) or guyed



Michigan Association of Planning
A Chapter of the American Planning Association

Guidelines for Planning Commissioners, Zoning Board of Appeals, and Elected Officials

1. Zoning administration is not merely the responsibility of the zoning administrator or building official. It is the responsibility of every local official who has a role in local zoning. Therefore, each local official involved in zoning decision making should be well informed about his/her responsibilities in helping to administer the local zoning ordinance.
2. Every new member should be given an orientation to the job before being thrust into a decision making role.
3. If you have a conflict of interest, remove yourself from that portion of the meeting, it is not sufficient to participate in the hearing and merely refrain from voting.
4. When in doubt – check it out, before acting. For guidance, examine the statute, the ordinance and past procedure. Consult your planner or attorney when necessary, but when a decision can be made – don't unnecessarily delay it.
5. Consistency in decision making, fairness and equal treatment of each applicant are essential. But, mistakes should not be perpetuated. If changes in the ordinance or variance procedures are necessary, they should be promptly made.
6. Adopt and adhere to rules of procedure for all public hearings and meetings.
7. Zoning procedures stated in the ordinance and the zoning enabling act must be carefully followed. If a step is missed or notices are deficient, it is generally best to stop the process and begin again.
8. The purpose of public hearings is to provide the opportunity for citizens to be heard. But the decision body should not be swayed by the applause meter. All input should be evaluated from its factual relevance to the issue and the standards required by the ordinance.
9. When a proposed land use meets all the standards stated in the ordinance, approval must be granted.
10. Good record keeping is essential. Every decision must be documented with concrete reasons based on identified facts for the action taken. If facts

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219 South Main Street, Suite 300 Ann Arbor, Michigan 48104
Phone: 734.913.2000 Fax: 734.913.2061 web: planningmi.org

- demonstrate ordinance standards are or are not met, document those facts as the basis for the conclusions reached.
11. The zoning ordinance should be based upon a realistic and achievable plan for the community's growth and development. Planning and evidence of purposeful, foresighted action are essential to effective local growth management.
 12. Zoning ordinance provisions and zoning administration should be carefully coordinated with other local land development regulations including: subdivision controls, building and housing codes, and health codes.
 13. Stay informed about changes in zoning law, techniques and court decisions through various publications and participation with groups like the Michigan Association of Planning, Michigan Municipal League, Michigan Association of Counties, and the American Planning Association.
 14. Periodically, examine your ordinance for conflicts with state or local laws regulating specific land uses and modify or eliminate unnecessary and overlapping local regulations and requirements.
 15. Monitoring land use changes and pursuing correction of violations is necessary to insure continued ordinance compliance and public confidence in the zoning program.
 16. Undertake a comprehensive review of local community plans and the zoning ordinance at least once every five years.
 17. Examine alternatives to stretch available monetary and manpower resources for operating the zoning program, but be willing to spend the money necessary to get the job done right.
 18. Develop a continuing public information program to educate about the purposes and benefits of local planning and growth management is the best way to develop and solidify public support.
 19. A zoning ordinance is only one of many local "tools" available to implement best practices. Other tools including subdivision regulations, capital improvement programs, tax incentive programs and special purpose ordinances should be developed when needed and coordinated with zoning.