

PLANNING COMMISSION
Minutes for Regular Meeting of
November 7, 2007

PRESENT Tom Thompson, Carol Kooistra, Brian Lernowich, Marcia Funnell, Jan Deur and Bryan Grover.

NOT PRESENT Chairman Mary Eley.

ALSO PRESENT Zoning Administrator Don Sandel and 17 interested parties.

CALL TO ORDER Vice Chairman Thompson called the November 7, 2007 meeting to order at 6:30 p.m. and led those in attendance in the Pledge of Allegiance.

AGENDA **Motion by Carol Kooistra, second from Marcia Funnell, ADOPTED, to accept the November 7, 2007 agenda as written.**

6 AYES 1 ABSENT

MINUTES **Motion by Carol Kooistra, second from Jan Deur, ADOPTED, to accept the October 3, 2007 regular meeting minutes as written.**

6 AYES 1 ABSENT

PUBLIC COMMENT

- Duane Davis, 2662 Weesies, vacant White Lake Drive property owner, has concerns with the proposed salvage yard, believes there are enough salvage yards within fifteen (15) miles of the proposed and worries about underground contamination of water.

PUBLIC HEARINGS

1. **Resolution for Recommendation 2007-11-07 #1** – Application for Site Plan Review and Special Land Use Permit received from Haley Law Firm, PLC, on behalf of Tower Co to construct a 199' monopole within a 75' X 75' fenced in compound with ground equipment at base of tower to be located on a parcel of land in the Township with Permanent Parcel Number 61-06-113-100-0005-00 at the Lincoln Golf Club located on Whitehall Road, Whitehall, Michigan.

Motion by Carol Kooistra, second from Jan Deur, ADOPTED, to recommend approval contingent on 1) getting a copy of the letter of intent from carrier, 2) approval by the FAA and MDOT and the 3) fence must not exceed 10'.

6 AYES 1 ABSENT

Vice Chairman Thompson advises commissioners that there is a water tower right across the street from this proposed location which is cellular equipment ready.

Zoning Administrator Sandel explains this proposed project meets the criteria of our ordinance and that only two entities felt it was necessary to respond after review of the proposed plans, they were the Muskegon County Drain Commission and the White Lake Fire Authority, both of which state there appears to be no issues.

T.J. Garrett from Haley Law Firm, PLC was here to represent TowerCo. She explained that the need for new sites is driven by customer demand for reliable service and it has been determined that more antennas

are necessary to provide coverage and handle additional capacity in this area. To address the Vice Chairman's comment about the water tower across the street from the proposed location, it is a carrier's practice to first look to collocate on an existing structure or tower and they did check into collocating on the Michigan Adventure water tower but found that would not work. One of the main reasons is not being able to have twenty four hour/seven day a week access. This is critical for maintenance of cellular equipment. The tower is proposed to be between 150' – 199' and will hold at least four (4) carriers. The coverage from a 175'-190' tower is 2 ½ to 3 miles. Cellular One has expressed intent of being the first carrier to be placed on this proposed tower and they only need 150'; however, by the time the tower is constructed other carriers could ask to be placed on the tower needing higher heights thus the 199' maximum requested. With the rip-cord being 180' tall located across the street at Michigan Adventure this proposed tower would not be out of character of the neighborhood and a 199' tower would not need lighting.

DISCUSSION

The following questions were raised by Commissioners and then answered by T.J.:

- Will guy wires be used? **No**
- Amount of space for parking? **Usually only one vehicle is there so is usually not an issue**
- Use time? **Thirty (30) years or more**
- Foundation size? **Depends on tower height**
- Lightning rod height? **Depends on tower height**
- Will both Cellular and PCS be placed on pole? **Yes if requested**
- What is the danger of having proposed tower near existing buildings? **This is not a concern because the towers are designed to crimp instead of toppling over**
- Insurance? **Yes if requested they provide a copy of the insurance policy from the general contractor for the construction of the pole and then there is an insurance agreement of one million dollars between the Tower Company and the landlord**
- Fence height? **Asked for 10' fence to cover up what carriers use to cover their equipment and for security**
- Has intent from cellular carrier been received? **Yes from Cellular One**
- Light on tower? **This is determined by the FAA and MDOT**

PUBLIC HEARING OPEN 7:22 p.m.

1. Lynn Glaser, 5265 Nestrom Road, has concern with the tower not being lit.
2. Jason Bishop, Lincoln Golf Club, supports.

PUBLIC HEARING CLOSED 7:24 p.m.

Upon review of the Special Land Use criteria for (Towers in excess of fifty (50) feet in height for Commercial Wireless Telecommunication Services) and the Site Plan Review standards consensus was to recommend approval to the township board with a few contingencies.

2. Resolution for Recommendation 2007-11-07 #2 –

ARTICLE VI SECTION 6.04

MEDIUM DENSITY RESIDENTIAL DISTRICT

SITE DEVELOPMENT STANDARDS – Amend Minimum Lot Area from One (1) acre to Two (2) acres and Minimum Lot Width from 105 feet to 150 feet.

**Motion by Bryan Grover, second from Jan Deur,
ADOPTED, to recommend approval as written.**

6 AYES 1 ABSENT

PUBLIC HEARING OPEN 7:50 p.m.

1. Chris Deur, 2761 Scenic Drive, supports language and the implementation of the Master Plan.

PUBLIC HEARING CLOSED 7:53 p.m.

ARTICLE VIIIa
SECTION 8.01a
SECTION 8.02a

INLAND LAKES DISTRICT

PURPOSE, INTENT AND COVERED AREAS – Amend COVERED AREAS.
SITE DEVELOPMENT STANDARDS (5) – Amend.

Motion by Carol Kooistra, second from Brian Lernowich,
ADOPTED, to recommend approval as written.

6 AYES 1 ABSENT

PUBLIC HEARING OPEN 8:02 p.m.

1. Lynn Glaser, 5265 Nestrom Road, also owns property on White Lake, was not aware of new Inland Lakes District so was questioning amendment of it. Commissioner Kooistra explained the Inland Lakes District was adopted in September 2007 and she gave her a copy of the language.

PUBLIC HEARING CLOSED 8:05 p.m.

REZONING

Rezone current Light Industrial District to Medium Density Residential District.

Motion by Jan Deur, second from Bryan Grover,
ADOPTED, to recommend approval of rezoning
the current Light Industrial District to Medium
Density Residential District.

6 AYES 1 ABSENT

PUBLIC HEARING OPEN 8:08 p.m.

1. Gary Gagnon, 3775 W. White Lake Drive, opposed, requests verbiage change to leave the North 300' of his property Light Industrial.
2. Jerri Farrar, 6939 Simonelli Road, supports rezoning to Medium Density Residential.
3. Duane Davis, owns property 600' east of Gagnon's, supports rezoning to Medium Density Residential District.
4. Lynn Glaser, 5265 Nestrom Road, supports rezoning to Medium Density Residential District.
5. Chris Deur, 2761 Scenic Drive, supports rezoning to Medium Density Residential District.
6. Correspondence received from Pat Schlaack, 3877 Berquist Road, supports rezoning to Medium Density Residential District.

PUBLIC HEARING CLOSED 8:24 p.m.

ZONING MAP

Amend to change the current Light Industrial District to Medium Density Residential District and also changing the zoning for any parcels currently divided by existing streams by using section lines to be consistent with the Future Land Use Map.

Motion by Bryan Grover, second from Jan Deur,
ADOPTED, to recommend approval as written.

6 AYES 1 ABSENT

PUBLIC HEARING OPEN 8:36 p.m.

None

PUBLIC HEARING CLOSED 8:38 p.m.

NEW BUSINESS

1. Set Public Hearing for proposed language:

ARTICLE III GENERAL PROVISIONS

SECTION 3.11 (A) Amend

SECTION 3.31 (E) New

ARTICLE VIa LAKE MICHIGAN SHORELINE OVERLAY DISTRICT

Amend several sections - changing from Overlay to District

ARTICLE IXa OPEN SPACE PLANNED UNIT DEVELOPMENT (OS-PUD)

SECTION 9.04a (A) Amend

**Motion by Bryan Grover, second from Carol Kooistra,
ADOPTED, to set public hearing on the above Articles
and Sections for the December 5, 2007 Regular Meeting.**

6 AYES 1 ABSENT

- 1. Wind Towers – Update

The subcommittee members, Zoning Administrator Sandel and Zoning Coordinator Garvey will meet on November 12, 2007.

- 2. Definition of Common Open Space – reminder only
- 3. Resort PUD (Michillinda Beach Lodge and Lakeside Inn)

Consensus was to hold a special meeting November 14, 2007 at 6:30 p.m. with Tim Johnson from MainStreet Planning.

PLANNING/ZONING UPDATES

None

COMMISSIONERS COMMENTS

Commissioner Grover asks why Neighborhood Commercial has only a fifty (50) foot front setback and also asked about setting public hearing for the December 5, 2007 meeting to change current Neighborhood Commercial District zoning to Rural Residential District North for parcels on Whitehall Road North of Michillinda.

Consensus was to add this to the agenda for the November 14, 2007 meeting for brief discussion.

Commissioner Deur asks about the proposed By-Law language for the Planning Commission.

This will be added under Old Business on the next regular meeting agenda.

ADJOURNMENT

**Motion by Jan Deur, second from Bryan Grover,
ADOPTED to adjourn the November 7, 2007 regular
meeting at 9:00 p.m.**

6 AYES 1 ABSENT

Respectfully Submitted,

Sally Garvey, Recording Secretary