

Elmira Township Planning Commission Meeting

Date: June 29, 2006

The Elmira Township Planning Commission (PC) held a meeting on this date at the Elmira Township Hall, with Duane Hoffman, chair, calling the meeting to order. Also attending the meeting were Gloria Torello, Leonard Skop, Jack Middleton, Jim Theisen, and John Ernst from the PC. David A. Marvin and Lee Marvin of Faulk & Foster attended.

A. Call to Order: 7:00 p.m.

B. Roll Call: NA

C. Approval of Minutes: Middleton moved and Theisen seconded a motion to approve the PC meeting notes from the May 2006 meeting. The motion passed unanimously.

D. New Business:

1. David A. Marvin and Lee Marvin, Zoning Specialists for Faulk & Foster 2680 Horizon Drive Suite E, Grand Rapids, Michigan represented Alltel Communications for a proposed application to extend an existing communications tower by 25 feet. The project would result in better mobile phone coverage in Elmira Township. An existing, vs. a new tower would be made use of. The proposed 25 feet extension would allow for two other potential tower leases. David said the existing tower is structurally able to support the extension. It is cheaper for the company to add on to an existing tower than develop a brand new tower. Regarding setback issues, David said the tower would crumple vs fall, Ernst disagreed.

The PC discussed the following two issues on the application proposal:

- a. The existing structure constitutes a lease that has existed more than two (2) years. This constitutes a lot split, however the land was never formally split. Additionally, a legal lot split is a minimum of 2.02 acres. The land size of the existing tower is about 0.25 acre in size. This does not conform to Article 14 of the Otsego County Zoning Ordinance (Ordinance).
- b. The existing tower does not meet with Ordinance setback limits.

See the hand written motion of the following.

*I, Gloria Torello, move that Case No. (case number not assigned yet) which is a request by Alltel Communications (Job No. 717161200) whose address is 5025 28<sup>th</sup> Street SE, Grand Rapids, Michigan 49512 for a permitted use subject to special conditions of the Otsego County Ordinance, see Sections 9.2.21, 18.46, to increase an existing tower from 250 feet tall to 275 feet tall on property owned by American Tower 29585 Costello Drive New Hudson, Michigan 48165 and property located at 2712 Flott Road Elmira, Michigan 49730 be approved with the following conditions:*

- 1. That leased parcel size be increased to meet both Section 18.46.2.3 (current parcel is 100 feet x 100 feet, the Section requires a minimum of 88,000 square feet) and Section 18.46.2.4 (that said leased/owned tower site be a minimum of 550 feet by 550 feet or 275 feet from tower base to edge of the property line).*
- 2. That conditions of Section 18.46 be brought into compliance before expanding the tower.*
- 3. A professional certification per page XX-3 and XX-4 of the Otsego County Ordinance shall be required.*

*The basis of the motion is found in the ordinance under section: 18.46.2.3, 18.46.2.4, and 9.2.21.*

*The motion is seconded by Jack Middleton.*

*Number in favor: 4*

*Number opposed: 0*

*Signed by: Gloria Torello and John Middleton Date: 6/29/2006*

*Cc: Dave Marvin, Faulk & Foster.*

The AllTel information shall be in its own file in the PC file drawer.

2. Election of officers. Middleton moved and Skop seconded a motion to retain the same officers as existing. The motion passed unanimously. Hoffman is the PC Chair, Theisen is the Vice-Chair, Torello is the Secretary, Theisen and Skop are Trustees. Ernst acts as liaison between the Otsego County PC and Elmira PC and does not vote on issues.

E. Ongoing Business:

1. Public comments, other than new business, none.
  2. Otsego County Master Plan meetings. Hoffman attended the June 28, 2006 re-kick off of the master plan process. Hoffman is the chair of the Town Center Task Force. All PC members are encouraged to participate in a Task Force including Forest and Agriculture and others. Contact Richard Edmonds, Otsego County. The next meeting will be July 25, 2006 from 5:30 to 6:30 at the Yuell Center.
  3. Training. Hoffman and Middleton attended training in Alpena conducted by Mark Wycoff.
  4. Neighboring Planning Commissions. Nothing new
- F. New Urban News was passed out.

G. Master Plan Update. Through Otsego County Library, the PC meeting notes are on the website. The master plan will be on the website soon.

1. Mixed use district, tabled to the next meeting
2. Other change areas on master plan, tabled to a future meeting.

H. **Hoffman** shall update the Annual Calendar to reflect his term ends 5/31/09.

I. General Public comments.

**Torello** will investigate getting four (4) copies of the updated version of the Otsego County Zoning Ordinance.

Torello passed on the following. On June 20, 2006, Torello received a call from Sue Shaedig, Elmira Township Secretary. Sue had received a call from a citizen living on Camp Ten Road near Alba Road whose drinking water was recently tested and found to have nitrate levels above the normal limits.

The next meeting is July 25, 2006 at 7:00 p.m.

J. Torello moved and Theisen second to adjourn. The meeting ended at 9:30 pm.

Cc: Sue Schaedig, Elmira Township Board Secretary