



**OTSEGO TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
November 7, 2012
Wednesday at 7:00 PM**

*Planning Commission Members;
Chair Andy Webb, Vice Chair Bill Rohr, Secretary Jeff Polonowski,
Scott Reising, Karen Burns, Mike Bosch, Tammy Hoppe, Ron Cade & Roger Rumble*

The Vice Chairman Andy Webb called the meeting to order at 7:02 p.m. One change to the Agenda was made to have a vote to elect a new chairperson.

Members Present: Andy Webb, Bill Rohr, Jeff Polonowski, Karen Burns, Mike Bosch, Roger Rumble, Tammy Hoppe, Scott Reising, Ron Cade.

Members Absent: None.

Approval / Correction of Minutes:

Motion made by Tammy Hoppe, support by Mike Bosch to approve the October 1, 2012 Planning Commission meeting minutes as presented: Motion Carried 9 – Yes, 0 – No.

New Planning Commission Member:

Ron Cade has been appointed to the Planning Commission and replaces Al Wason who recently passed away. Ron was previously on the Planning Commission at its creation in the mid 70's and later served on the Otsego Township Board as Supervisor.

Special Use Permit – Faulk and Foster for Verizon Wireless Tower – Case 12-13.

Duke Yeager of Faulk and Foster presented the special use permit to move the antenna from the current location on the Otsego Township water tower to a new mono-pole tower to be located within the township property where the township water tower and well heads are located. Otsego Township had requested Verizon to temporarily remove the antenna to allow for painting of the water tower. At the same time Verizon was requesting an easement to run fiber optic cables to the antenna. Both the Township Board and Verizon would prefer to move the antenna to a new tower which would allow for future expansion (co-locations) and make connections to land base new fiber optic cables easier. The Tower will be located south of the middle of the parcel and will not meet the 1 to 1 tower height to set back requirement for a drop zone. It is the understanding of Verizon and the Township that approval of the site plan is contingent on a reduction in the set back requirement being granted by the Zoning Board of Appeals.

Chair Andy Webb opened the public hearing at 7:08.

Township Supervisor Gale Dugan spoke first. He explained the need for removal of the Verizon antenna in order to paint the tower and the decision by the Township Board to eliminate all antennas from the Tower due to constraints in the tower access and for safety reasons for those individuals conducting maintenance on the water tower. The last antenna is from Nextel and that will be removed soon due to discontinuance of Nextel service. Gale also explained the two parcels adjoining the south lot line that the Township has purchased through a tax forfeiture sale. The location of the tower results in not meeting the zoning requirements for a 1 to 1 set back requirement primarily on the southeast cornering of the parcel and to a much lesser extent on the southwest side of the parcel.

Scott Reising was concerned that approval would be setting a precedent and would lead to more requests for setbacks less than a 1 to 1 ratio given that we just reduced the requirement from 1.5 to 1 ratio to 1 to 1 ratio in the zoning ordinance. This started a lengthy discussion on the need to update the ordinance to allow for some flexibility. Township Engineer, Michael Schwartz of Prein &

Newhof stated that keeping the zoning ordinance as is and requiring a ZBA hearing for less than a 1 to 1 ratio for a setback (drop zone) was acceptable. Michael also spoke about the variance that would be required. Based on the location of the proposed monopole tower, the maximum height would be 125 ft rather than the 195 feet being requested. This was due to the setback (drop zone) being only 125 feet on the southeast corner and 175 feet on the southwest corner. The north setbacks meet the ordinance for a 195 foot tower.

Duke Yeager of Faulk and Foster was questioned about the location of the tower and why it wasn't more centrally located on the parcel and if the height of the tower could be reduced to meet the ordinance. Reasons given include:

- Centrally locating the tower would place the tower too close to the existing AT&T tower.
- The current height of the antenna on the water tower is approximately 150 ft which is an acceptable height; however, due to the closeness of the monopole tower to the existing AT&T tower, the antenna location needs to be above the AT&T antenna which is at 176 feet to avoid interference.

Duke Yeager was also questioned about co-location on the AT&T tower; however that tower is at maximum capacity. Mr. Yeager stated in his earlier presentation that the monopoles are designed to break in half if a catastrophic event were to occur and presented a document from the manufacturer – Valmont Structures. The document was all theoretical and he was asked to provide any pictorial documentation of fallen towers for the ZBA hearing.

The public hearing was closed at approximately 7:45 pm.

Motion made by Bill Rohr, support by Mike Bosch to recommend approval of the Special Use Permit and Site Plan with stipulations to the Township Board. The motion reads as follows:

“I, Bill Rohr recommend approval of the Special Use Permit as presented, but will require ZBA review and approval before starting the project as submitted.” Motion carried. 9 – Yes, 0 – No.

Election of a new Chair and Vice-chair.

To fill the vacant position of chair, a motion by Karen Burns, support Roger Rumble, to appoint Andy Webb as Chair and Bill Rohr as Vice-chair positions were made. Motion carried. 9 – Yes, 0 – No

Motion made by Mike Bosch, support by Tammy Hoppe to adjourn meeting at 8:17 p.m. Motion carried. 9 – Yes, 0 – No.

Respectfully submitted,

Jeff Polonowski _____ Date
Planning Commission Secretary