



**OTSEGO TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
June 6, 2016
Monday 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*

Chairman Andy Webb called the meeting to order at 7:05 p.m.

Members Present: Andy Webb, Bill Rohr, Jeff Polonowski, Karen Burns, Roger Rumble, Tammy Hoppe, Scott Reising, Ron Cade, Mike Bosch – arrived at 7:30.

Members Absent: None.

Approval / Correction of Minutes:

Motion made by Tammy Hoppe, support by Ron Cade, to approve the May 16, 2016 Planning Commission meeting minutes as presented.
8 – Yes, 0 – No, 1 - Absent. Motion carried.

New Business:

Special Use Permit – Communications Tower request by Judd Chaille – Case 16-03

Judd Chaille presented a request for a special use permit to build a proposed communications tower for Verizon Wireless on a parcel owned by Atwood, DeJong, Curtiss LLC located at 557 Lincoln Road. Chairman Webb asked what the height of the proposed tower would be, Mr. Chaille responded that it would be 150 feet in height. Jeff Polonowski asked about the size of the leased area, Mr. Chaille responded that it was to be 75 feet by 75 feet and indicated Verizon did not intend to fence the entire area. He stated the tower would be constructed as a monopole. He indicated there are typically two reasons for towers to be built, the first is to provide coverage and the second is to provide additional capacity. He stated this tower falls into the second category; Verizon has an existing tower in the Township but it cannot not keep up with increased demand for service in this area. Mr. Chaille responded to questions regarding utility service to the proposed site and indicated there would be a backup generator serviced by propane rather than diesel per MDEQ requirements due to the location on the Kalamazoo River. Mr. Chaille indicated the plan met the requirements of the ordinance for the fall zone and fencing. He stated proof of insurance would be provided at the time the building permit is applied for and opened discussion regarding the requirement for submitting a bond to ensure timely removal of the tower after operations ceased. Chairman Webb indicated the Township Board would make the determination if such a bond would be required.

Chairman Webb opened the public hearing at 7:30 p.m.

A resident in attendance asked about lightening protection and the impact on his cell service which is provided by a different carrier. Mr. Chaille indicated towers are equipped with complete grounding protection and there would be no interference to cell service provided by other carriers.

Chairman Webb closed the public hearing at 7:35 p.m.

Motion by Roger Rumble, support by Tammy Hoppe to recommend approval of the special use permit to the Township Board. The motion reads as follows:

“I, Roger Rumble, move to recommend approval of the request for a special use permit as presented for the construction of a cell phone tower per Article 18, Section aa which allows for said construction.”

9 – Y, 0 – N, 0 – Absent. Motion carried.

Old Business:

Planning Commission members reviewed and revised the existing land use map provided by Becky Harvey of McKenna Associates. The map will be forwarded to Ms. Harvey with the changes to be incorporated into the map prior to the next Master Plan meeting scheduled for June 20, 2016. The members held a brief discussion about the format of the proposed survey. Karen Burns stated all the people she asked indicated a short, concise survey was preferable. Some discussion was held as to what type of information would be the most valuable in preparing the master plan, Scott Reising stated he felt the planners would be able to provide specific guidance on the type of questions needed to be asked.

Motion made by Bill Rohr, support by Mike Bosch to adjourn the meeting at 9:37 p.m.

9 – Yes, 0 – No, 0 – Absent. Motion carried.

Respectfully submitted,

Jeff Polonowski/js

Date

Planning Commission Secretary