

ISABELLA COUNTY
ZONING BOARD OF APPEALS
May 20, 2009

Room 225
Isabella County Building

A regular meeting of the Isabella County Zoning Board of Appeals was held May 20, 2009 in room 225 of the Isabella County Building, 200 North Main Street, Mount Pleasant, Michigan.

MEMBERS PRESENT: Jim Wynes, Gordon Gilchrist, Kelly Bean, Bob Thompson.

MEMBERS ABSENT: None.

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director
Mike Zalewski, Planner/Zoning Administrator
Brandy Harger, Recording Secretary

The meeting was called to order by the chair at 9:02 a.m.

The Pledge of Allegiance was recited by the board.

APPROVAL OF AGENDA

The agenda was approved as submitted.

PREVIOUS MINUTES

A motion was made by Mr. Thompson, supported by Mr. Bean, to approve the minutes of April 15, 2009 meeting as submitted.

Yes: Bean, Thompson, Gilchrist, Wynes

No: None

Motion carried.

PUBLIC COMMENTS

None heard.

ZONING PERMIT 09-23

Mr. Zalewski explained The board of appeals hereby is granted the power to permit any public service corporation to erect and use a building or an addition to an existing building, or a structure for the aforesaid public utility purposes in any permitted district to a greater height or of a greater area than the district requirements herein established; and to permit the location in any

use district of a public utility building or structure providing such board of appeals shall find such use, height, area, building or structure necessary for public convenience and service, provided that such public building, structure or use is designed, erected and landscaped to conform harmoniously with the general architecture and plan of such district and the advantage of the proposed location to the utility is not outweighed by the detriment to the locality and a different suitable location is not readily available. The tower would be for internal communication to monitor the performance and power consumption of its electrical substation.

Mr. Tom Manting, stated that their company is a not for profit cooperative, they help to serve the customers.

Mr. Thompson stated that the tower is for internal communications only.

Ms. Linda Ragnoli of Antenna Designs, stated that they have completed projects in multiple Counties and Townships.

The meeting was opened for public comment at 9:09 am.

Mr. Zalewski stated that he had spoken to the owner of the neighboring property and he was concerned that there would be a light on the tower. Since one is not required, and no light is planned he had no other concerns.

The meeting was closed for public comment at 9:10 am.

Mr. Bean asked if there would be interference issues.

Mr. Tibengen stated that all channels that are used are public and all power levels are the same. The area has already been swept for interference. They would never intentionally cause interference.

Mr. Bean asked what would happen if interference did occur.

Mr. Tibengen stated that it does sometimes unintentionally happen and at that point we would go directly to the provider and try to work it out. The FCC keeps releasing new bandwidth, so it should not be a problem.

Mr. Gilchrist stated that he was concerned with how close the tower will be to the substation.

Mr. Manting stated that engineers have studied the area and have signed off on it, and state it is a safe location.

Mr. Gilchrist asked what soil was under the foundation.

Mr. Manting stated that soil boring studies were completed in the area and the foundation was then engineered for the type of soil that was found.

Mr. Gilchrist asked if the FCC required lighting on the tower.

Mr. Tibengen stated that FCC requires there to be a light on the tower when it is over 200'. In this case a light is not required.

Mr. Thompson stated that the board should not necessarily restrict a mercury light being placed at the site.

Mr. Nieporte explained that it should be restricted from being on the tower.

Mr. Tibengen stated that they have no plans on putting up a light because there would then be more regulations that they would have to follow, so there is no problem with the board restricting lighting on or around the tower.

A motion was made by Mr. Thompson, supported by Mr. Gilchrist, to Allow Tri County Cooperative to construct a 90' tower, with a 6' antenna in accordance with Section 3.13 of the Isabella County Zoning Ordinance as it is necessary for public service and convenience, the design of the tower will conform harmoniously with the general architecture and plan of the district, that the advantage of the proposed location is not outweighed by the detriment to the locality and a different suitable location is not readily available. Further that there will be no lighting on the tower except as required by the FAA.

Roll Call Vote:

Mr. Bean: Yes
Mr. Thompson: Yes
Mr. Gilchrist: Yes
Mr. Wynes: Yes

Motion carried.

STAFF COMMENTS

Mr. Zalewski stated that last month Mr. Shively resigned from the board. The position was subsequently posted and Ms. Marilyn Fosburg was appointed by the Board of Commissioners.

BOARD COMMENTS

Mr. Gilchrist inquired about training requirements.

Mr. Nieporte explained that there are not requirements for training. Staff is hoping to be able to send all ZBA and PC members to the Annual Conference this year for training because it will be in Mt. Pleasant.

ADJOURNMENT

A motion was made by Mr. Thompson, supported by Mr. Gilchrist to adjourn at 9:42 a.m.

Yes: Yes: Wynes, Gilchrist, Thompson, Bean.

No: None

Motion carried.

Brandy Harger, Recording Secretary