

ISABELLA COUNTY
PLANNING COMMISSION

December 9, 2010

A Regular Meeting of the Isabella County Planning Commission was held on December 9, 2010 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Evelyn Kent, Bob Thompson, Gordon Gilchrist, Jim Kreamsreiter, Jerry Neyer.

MEMBERS ABSENT: Vance Johnson, Roger Trudell.

SUPPORT STAFF PRESENT: Mike Zalewski, Planner/Zoning Administrator
Brandy Harger, Recording Secretary

The meeting was called to order by Chairperson Thompson at 7:00 p.m.

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

A motion was made by Mr. Kreamsreiter, supported by Ms. Kent, to approve the agenda as submitted.

Yes: Kent, Thompson, Gilchrist, Neyer, Kreamsreiter
No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the October 14, 2010 regular meeting were circulated to the Commission prior to the meeting for their review.

A motion was made by Mr. Kreamsreiter, supported by Ms. Kent, to approve the minutes as submitted.

Yes: Kent, Thompson, Gilchrist, Neyer, Kreamsreiter
No: None.

Motion carried.

LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrist stated that last months case was again in the lakes residential district.

TOWNSHIP CONCERNS

These township representatives were present and expressed the following concerns:

Jackie Curtis, Denver Township, no concerns at this time.

PUBLIC COMMENT

None heard.

PUBLIC HEARING ON SPECIAL USE PERMIT #10-03

Mr. Thompson explained that the Planning Commission will consider taking action on a Special Use Permit request submitted by Winn Communications to construct a 190 feet high self-supporting communications tower in accordance with Article 12 of the Isabella County Zoning Ordinance. The property is located at 11200 W. River Road in Section 6 of Broomfield Township.

Mr. Zalewski explained that Winn Communications would like to construct a new communications tower to expand their wireless internet service area. They applied for and received a variance to allow construction of this tower within 1400' of an existing tower (minimum setback is 3 miles). The existing tower in the area was not capable of supporting the equipment that Winn Communications would need to install. So based on elevation and other site characteristics, they have chosen this particular location. The application appears to be complete and the applicant has specifically addressed all 22 additional requirements for communication towers. The only items that our office has not received are the 'complete determination' from the FAA and the description of the security that shall be posted at the time of receiving the building permit. Winn Communications has filed for the complete determination from the FAA and should submit a copy of this as soon as it is received. As for the security, our office has had discussion with Winn Communications regarding this issue. There have been some questions regarding the necessary verbiage that should be included in their letter of credit. They have submitted a draft version of the letter of credit which we have sent to the prosecutor's office for review. Staff has no other concerns with the request.

Mr. Neeper stated that Winn Communications has received the complete determination from the FAA and submitted a copy for the record. He also explained that in the package that the board received, they tried to include as much information as possible to meet the requirements of the special use permit. The new tower when constructed will provide a much needed service; the extra height of the tower will serve more of the County than the existing tower. The existing tower has also already maximized its equipment load thus the reason for this special use permit.

Mr. Thompson asked if the tower that is to be built would be sufficient for others to co-locate.

Mr. Brinks stated that the tower will be built with the ability to have 2 or 3 co-location units. There would be options to add on to the tower as well.

Mr. Gilchrist asked if there would be electricity at the site and if so, would it be above or below ground.

Mr. Neeper stated that yes there would be electricity, but it would be up to the power company as to whether it would be run above or below ground.

The public hearing was opened at 7:10 p.m.

None heard.

The public hearing was closed at 7:10 p.m.

A motion was made by Mr. Neyer, supported by Mr. Gilchrist, to approve SUP #10-03 as submitted, pending the approval of the security requirements by legal counsel.

Yes: Kent, Thompson, Gilchrist, Neyer, Kreamsreiter

No: None.

Motion carried.

REVIEW OF DEERFIELD TOWNSHIP FARMLAND AGREEMENT

Mr. Zalewski explained that the request is for a 40 acre parcel in Section 17 of Deerfield Township owned by Daniel and Mildred Wujek. The Township has this property zoned Agricultural Preservation. The adjacent 80 acres to the North is also in the PA 116 program. The application appears to be complete.

It was the consensus of the board that they had no concerns with the request and they recommend that staff forward the comments to Deerfield Township.

PUBLIC COMMENT

None heard.

STAFF COMMENTS

Mr. Zalewski stated that the Planning Commission Annual Report will be presented at next months meeting.

PLANNING COMMISSIONER'S COMMENTS

Mr. Thompson stated that he has put his application back in for reappointment to the Planning Commission as has Christine Alwood. He also stated that he will not be attending the January meeting due to medical reasons.

ADJOURNMENT

The meeting was adjourned by the call of the Chair at 7:27 p.m.

Vance Johnson, Secretary

Brandy Harger, Recording Secretary