

ISABELLA COUNTY
ZONING BOARD OF APPEALS

April 15, 2015

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on April 15, 2015 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Tom Riley, Gordon Gilchrist, Jim Wynes,
Marilyn Fosburg, Brent Duffett

MEMBERS ABSENT: None

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director
Ray Johnson, Planner/Zoning Administrator
Kim Kennedy, Recording Sectary

The meeting was called to order by the Chair at 9:00 a.m.

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

A motion was made by Ms. Fosburg supported by Mr. Riley to approve the agenda.

Yes: Gordon Gilchrist, Jim Wynes, Tom Riley, Marilyn Fosburg, Brent Duffett

No: None

Motion carried.

PREVIOUS MINUTES

Minutes from the March 2015 regular meeting were circulated to the Commission prior to the meeting for their review.

A motion was made by Ms. Fosburg and supported by Mr. Duffett to approve the minutes as presented.

Yes: Gordon Gilchrist, Jim Wynes, Tom Riley, Marilyn Fosburg, Brent Duffett

No: None

Motion carried.

PUBLIC COMMENTS FOR NON-AGENDA ITEMS

None heard

NEW BUSINESS

PUBLIC HEARING FOR ZONING VARIANCE # 15-02 Verizon Wireless Site #2069

Mr. Johnson explained an application was filed on March 13, 2015 by Mrs. Hayes on behalf of Verizon Wireless which included a narrative by the applicant Section 14.04 of the Ordinance for this variance request by the applicant and site plan of the proposed construction of the 195' monopole along with the deed for the property. Also, a letter dated March 12, 2015 from Robert Beacom, Design Engineer for Sabre Industries was submitted with the application. In this letter, Mr. Beacom outlines the proposed structure's ability to shear at an engineered point, "in the unlikely event of total separation, this will result in collapse within a radius of 97.5'."

The applicant is requesting a variance to allow for a communication tower or antenna to be constructed 303 feet from a residentially zoned or used parcel where 500 feet is required, 2.5 miles from an existing communication tower or antenna where 3 miles is required, and a 250 foot tower base setback where 292.5 feet is required for this parcel.

PUBLIC COMMENTS:

Public hearing was opened at 9:30a.m.

Tom Swindhurst stated that he had health worries with the towers but after researching he has found no recorded documents stating that Cell Towers pose any health concerns.

The public hearing was closed at 9:31a.m.

Mr. Calloway and Mr. LaBell representing Verizon spoke of the engineered design of the proposed cell tower and the shear point that would cause it to collapse on itself. They also clarified the need to have tower closer together.

Board discussion took place

Mr. Gilchrest asked the applicant if the brine wells on the property caused any issues with the Cell towers.

Mr. Calloway with Verizon stated that they did run soil evaluation for contamination and found it to be clear of any.

A motion was made by Ms. Fosburg supported by Mr. Gilchrist to approve Variance #15-02 as submitted based on the fact that the applicant was able to provide an explanation of the criteria and meet them which are in Ordinance Section 14.04.

Mr. Wynes called for a Roll Call Vote.

Mr. Riley – Yes

Mr. Gilchrist – Yes

Mr. Duffett - Yes

Mrs. Fosburg – Yes

Mr. Wynes – Yes

Motion Carried.

PUBLIC HEARING FOR ZONING VARIANCE # 15-03 Verizon Wireless Site #2069

Mr. Johnson explained an application was filed on March 20, 2015 by Mrs. Hayes on behalf of Verizon Wireless which included a narrative by the applicant providing an explanation of the criteria in Section 14.04 of the Ordinance for this variance request by the applicant and site plan of the proposed construction of the 195' monopole along with the deed for the property. Also, a letter dated March 18, 2015 from Robert Beacom, Design Engineer for Sabre Industries was submitted with the application. In this letter, Mr. Beacom outlines the proposed structure's ability to shear at an engineered point, "in the unlikely event of total separation, this will result in collapse within a radius of 97.5'."

The applicant is requesting a variance to allow for a communication tower or antenna to be constructed 324 feet from a residentially zoned or used parcel where 500 feet is required.

PUBLIC COMMENTS:

Public hearing was opened at 9:52a.m.

Mr. Calloway explained this tower while would be located closer than 500 ft to a residentially used parcel it would still be over 1000ft from a residence.

The public hearing was closed at 9:94a.m.

Board discussion took place

Ms. Fosburg inquired about co-locating with an existing tower.

Mr. Calloway explained that there is no tower location that would allow them to receive coverage where needed.

A motion was made by Mr. Gilchrist supported by Mr. Riley to approve Variance #15-02 as submitted based on the fact that the applicant was able to provide an explanation of the criteria and meet them which are in Ordinance Section 14.04.

Mr. Wynes called for a Roll Call Vote.

Mr. Riley – Yes

Mr. Gilchrist – Yes

Mr. Duffett - Yes

Mrs. Fosburg – Yes

Mr. Wynes – Yes

Motion Carried.

STAFF COMMENTS – none

APPEALS BOARD MEMBER COMMENTS – None

ADJOURNMENT

The meeting was adjourned by the call of the Chair at 10:00 a.m.

Brent Duffett, Secretary
Kim Kennedy Recording Secretary