

South Branch Township
Planning Commission
Dec. 20, 2018
Public Hearing
Approved Minutes

1. The regular meeting of the South Branch Township planning commission was called to order by Chair Mark Shunatona at 7:00 pm.
2. Pledge of Allegiance
3. Roll Call-Present- Crick, Shunatona, Sylvester
Absent-Peterson, Thomas
Guests present: Bonnie Shunatona, Rob LaBelle, Ben Varney, Brent Doerr, Cris Jones, Jane Kozlowski
4. Agenda Approval-**Motion** by Sylvester, Second by Crick, **All** ayes with no nays
5. Confirm Next meeting-January 3, 2019, regular meeting
6. Approval of December Meeting Minutes-**Motion** by Shunatona, second by Crick, **All** ayes with no nays
7. Correspondence
Letter from Michael Plahovinsak
8. Public Hearing-Special Use permit, Commercial Telecommunications Tower Facility
 - a. Presentation by Ben Doerr
 - i. Self-support tower, 255' high plus another 10' for a lightning rod
 - ii. 3-sided tower
 - iii. Signal strength is about a 3-mile radius
 - iv. FAA regulations on the light, believe it will be a red blinking
 - v. Soil borings have not been done yet, will be 20-40 feet in depth
 - vi. Questions by planning commission
 1. Insurance: property owner and cell tower company
 2. Type of structure-galvanized steel
 3. Why this location-due to spots without coverage, this will close the gap
 4. Why that point in the property? Homeowner choice to preserve hunting area. Also provides a good radius with gap coverage
 5. Did Skyway towers approach the owner or vice versa? Skyway towers approached owner

- 6. What happens if wildlife builds a nest? Guided by NWS, endangered species act, nesting periods, we do not bother the wildlife
- 7. What about the 200' fall zone? What happens if someone wants to build in that area? Depends on township ordinance, cell tower cannot have anything in fall zone when constructed.
- 8. Will colocation be allowed? Yes

b. Public Comment

- i. Why this low lying area? Due to upgrades in cell towers there is no advantage to put them on the highest point anymore. It is more important to place them based on the location of other towers.

c. Decision and Order / Findings of Fact

- i. Skyway Towers, LLC / Brent Doerr
 Special Use Permit, Commercial Telecommunications Tower Facility
 Located on vacant land off M-18, Parcel #062-034-009-020-02

d. Conditions

- i. Due to the presence of Oak Wilt in the area, no oak tree or branches may be cut between April 1 and August 31, per Department of Natural Resources regulations.
- ii. Bond amount will be determined by the South Branch Township attorney based on the cost of removal at the time of request of the building permit.

e. Public Comment

- i. None

f. Decision

- i. Based on the above findings of fact, and with the conditions listed above, I move the Special Use Permits for a telecommunications tower facility is approved. **Motion** by Sylvester, second by Crick, Roll Call vote

Crick	Yes
Shunatona	Yes
Sylvester	Yes

All ayes with no nays

Motion Carries

- 9. Public Comment-Planning Commission thanks Skyway Towers for a complete application packet.

- 10. Adjourn-Meeting adjourned at 8:38 pm

Respectfully Submitted
 Anna Sylvester