

BANKS TOWNSHIP PLANNING COMMISSION

Dobson dba Cellular One Public Hearing

Thursday, June 13, 2002

7:30 P.M

Public Hearing was opened at 7:35 by Vice-Chair Sue Kessler. The purpose for the public hearing was to consider an application by Dobson dba Cellular One to co-locate 4 antennas on the existing tower in Atwood, and in addition, construct a 12 x 21 shelter for equipment. This hearing was noticed in the Antrim County News, letters were sent to surrounding land-owners, and was posted on the Town Hall.

Planning Commission members present: Sue Kessler, vice chair, Nancy Ritsema, Marv Rubingh, Marion Williams. Absent: Rudy Passehl

Public present: Doris Pearl, Zoning Administrator, Mary Campbell, Steve Hicks, Davis Williams, Gary Strange, Brian Farrell, Chester Farrell

Sue Kessler invited public comments on the Co-location application.

Doris Pearl asked if we had received documentation from an engineer as to structural integrity of the tower, and number of antenna it could support. Affirmative answer.

Gary Strange asked how many additional antenna would be added. Answer: four (4) The tower is built to support five (5) or six (6) users, and each user would have the capability of putting on four (4) antennae.

In addition, Gary asked about studies indicating possible cancer causing waves, and was consideration given to the fact that Atwood has a higher concentration of residents, as opposed to a farm field with few residences nearby.

Davis Williams, representing Dobson Cellular One pointed out that no connection has been made yet that the towers produce cancer causing waves. He gave facts and figures that showed hand held police radios are far more powerful than cell phones, and home microwaves are much stronger than the waves from the tower. The antennae would be located 187 feet above the ground, there would be no additional lighting. A five year lease is normal business procedure, and the reason for the request is to give better coverage to the Ellsworth area with bi-directional signals. The building is standard size for the industry, but they would probably use about 50% of the building.

A question was raised as to whether American Tower has done the adequate maintenance on the structure. Marv did check with them, and no answer was received. However, the property has been properly maintained (mowing, fencing, etc)

Gary Strange asked that as a property owner across the road, he be on record as being in opposition.

Public Comment was closed at 7:50 p.m.

MMSC by Marv Rubingh, Marion Williams that we give approval to this application. Polled vote:

Nancy Ritsema--Aye

Marv Rubingh--Aye

Marion Williams-Aye

Sue Kessler--Aye

BANKS TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

June 13, 2002

7:55 P.M.

Members present: Sue Kessler, Nancy Ritsema, Marv Rubingh, Marion Williams

Public present: Doris Pearl, Mary Campbell, Steve Hicks, Gary Strange, Chester Farrell, Brian Farrell

Vice Chair Sue Kessler led the meeting.

Minutes of May 9, 2002 meeting were approved as presented.

Correspondence: none

OLD BUSINESS:

Zoning Ordinance Language:

Article IV: Mary Campbell spoke on the PUD language. Specifically, language on how open space shall be set aside. Article IV, Section 4.23.2a subsection 4: At least twenty-five (25) percent of the total land area shall be designated as *dedicated* open space. (change noted)

MMSC by Nancy Ritsema, Marion Williams that we send this change on to the Township Board for approval.

Article VI: The change on this article would be in Section 1: Amendment of Article VI Section 6.01.2 adding "Co-location of antenna or similar sending/receiving device on an existing tower or structure, subject to the provisions of Section 4.24 Antenna Co-location on an Existing Tower or Structure."

Mary explained that this language is the same as what we've seen in the past, is less restrictive, and is changing the co-location from special approval to general provision. MMSC Marion Williams, Nancy Ritsema that we approve this amendment. Gary Strange asked that his opposition be noted.

Article VI, Section 7 Adding : footnote j. exceptions to district height standards for telecommunication towers and facilities and alternative tower structures.

MMSC Marv Rubingh, Marion Williams that we pass these proposed amendments, and Mary will bring them to the Township Board.

NEW BUSINESS:

Gary Strange asked if we would consider setting aside different variances, addressing the issue of permitting the establishment of deer camps on property--with a possible minimum acreage permit. Mary will look at ordinances that might have language covering this issue. Doris advised that this is a "can of worms" situation, that is impossible to regulate or police. Discussion followed. Mary will bring us language to look at, and consider at a public hearing.

8:30 P.M. Chester Farrell, Brian Farrell, Gary Strange left.

Public hearing for the Dixie Ridge issue will be held on July 18--one week later than our regularly scheduled meeting time to insure a quorum. Because we will have new member(s) coming on board, the Board will

convene at 6:30 PM for a brief organizational meeting prior to the Public Hearing. We will check with Kevin Elsenheimer as to whether or not we can proceed on the Dixie Ridge matter, and give notice accordingly.

Meeting adjourned at 8:46 P.M.

A handwritten signature in cursive script, appearing to read "Irene Shooks". The signature is fluid and elegant, with a large initial "I" and a long, sweeping underline.

Irene Shooks, recording sec'y