

## MINUTES

**CHARTER TOWNSHIP OF BRIGHTON  
PLANNING COMMISSION  
4363 BUNO ROAD  
BRIGHTON, MI 48114**

**JUNE 11, 2018  
REGULAR MEETING  
7:00 P.M.  
(810) 229.0562**

Chairman S. Holden called the meeting to order at 7:00 P.M. The Pledge of Allegiance was said.  
Present: L. Herzinger, M. Slaton, J. Stinedurf, D. Schiffko, B. Prine, S. Holden  
Absent: G. Mitsopoulos

CALL TO THE PUBLIC  
None.

### AGENDA

**D. Schiffko moved and L. Herzinger seconded to approve the agenda as presented.**  
Motion carried.

### MINUTES

**D. Schiffko moved and L. Herzinger seconded to approve the minutes of the January 8, 2018 regular meeting as amended.**  
Motion carried.

### BUSINESS

PUBLIC HEARING FOR SPECIAL LAND USE SU #18/03 FOR VERIZON; ADDRESS: COMMERCE RD.;  
APPLICANT: VERIZON C/O JONATHAN CRANE; OWNER: GENERAL MOTORS; TAX ID # 12-01-100-001;  
ZONING: I-1 (INDUSTRIAL)

Applicant representatives Jonathon Crane, Rob LaBelle, and Mike Avery were in attendance. Mr. Crane explained that the GM water tower is being demolished and in order to have better coverage for GM Proving Grounds and the surrounding area, they are proposing three (3) towers for the area - this one off of Commerce in the furthest Northeast corner of the Township and off of Pleasant Valley in the Northwest quadrant of the GM site. They have also received administrative approval for a new tower on the GM site in Milford Township. He stated that the site is very wooded so no additional landscaping is needed and the towers are abutting the test track and behind fences and that all setbacks for the proposed 195 ft. tower will be met. The towers are set up to add two carriers to the tower which is as much as far as loading that the towers can handle. He said that with the increased demand for cell coverage there is going to be a need for additional towers. The proposed towers are 220 ft. from the R.O.W. The Commerce site has a diesel generator proposed and the Pleasant Valley site has a propane generator proposed which has to do with availability of water. Mike Avery, engineer, explained the exhaust sector maps and why these towers are needed. It was discussed that there is a need to depict the topography on the site. He stated that they can't depict all of the topography because the test track area is proprietary. There will only be two (2) to four (4) cars per month coming to the site. He said the ordinance suggests a brick building for the equipment but this is just a 3.5 to 4 ft. wide metal panel like a traffic control panel. He stated this in industrial zoned property which is appropriate for the tower. Mr. Avery stated that there are no other locations in this area where they need to be because the area is all residentially zoned.

K. Mathews, Township Planner, reviewed her SLUP letter dated June 6, 2018. D. Cabage, Township Engineer, reviewed his letter dated May 25, 2018.

### PUBLIC HEARING

**The public hearing opened at 7:25 p.m.**

Nancy Muscato, 1440 Pleasant Valley - Read her letter dated 5/13/18 which included 11/17/16 Milford Township Board minutes; she opposes the tower due to the aesthetics; she does not want the tower.

Donna Janke, 1472 Pleasant Valley Road - Towers are necessary for GM technology but why can't they move the towers into the GM property; why do they have to be located on the fringe of the GM property.

Resident at 4200 Commerce - He stated that there is a 225 ft. setback off of the R.O.W., a falling tower could impact residents.

Arthur Jeffrey e-mail dated 6/8/18 - opposed.

Donna Janke e-mail dated 5/30/18 - opposed.

**The public hearing closed at 7:38 p.m.**

The PC discussed whether the process was different from the last proposed tower they reviewed at Hilton or in regards to other communities. Discussion included the fall zone, cell coverage, the maintenance/ removal/co-location agreement, site plan easements were required information for submittal. It was mentioned that Oakland County Road Commission and a church site were reviewed but did not work for the proposed towers.

Township Attorney C. Widmaier summarized the State Statute regarding the ninety (90) day review period for SLUP's for new towers and that the Township has a fourteen (14) <sup>day</sup> review period to determine if an application is complete, and if not, the ninety (90) day clock does not start. Since we don't have all of the required information at this time, the ninety (90) days won't start until we receive all of the information.

Verizon stated that they won't compensate people near the tower. Mike Avery, engineer, explained that the generators are very low decibels as far as noise and was confident that the noise generated would meet any noise ordinances. It was discussed that there is no lighting by the base of the tower

It was discussed that there are small cells being mounted onto telephone poles in city environments but the large cells - tall towers - are still needed in more rural settings.

D. Schiffko moved and J. Stinedurf seconded **to table the special land use permit, SLUP #18/01, Address: Commerce Rd.; Applicant: Verizon c/o Jonathan Crane; Owner: General Motors; Tax ID #12-01-100-001; Zoning: I-1 (industrial) for Verizon to allow the applicant to submit the required submittal information per the Zoning Ordinance prior to making a decision on the matter.**

Motion carried.

PRELIMINARY SITE PLAN SP #18/02 FOR VERIZON; ADDRESS: COMMERCE RD.; APPLICANT: VERIZON C/O JONATHAN CRANE; OWNER: GENERAL MOTORS; TAX ID # 12-01-100-001; ZONING: I-1 (INDUSTRIAL)

This matter was not acted on because the Special Land Use permit for the same was tabled.

PUBLIC HEARING FOR SPECIAL LAND USE SU #18/02 FOR VERIZON; ADDRESS: PLEASANT VALLEY RD.; APPLICANT: VERIZON C/O JONATHAN CRANE; OWNER: GENERAL MOTORS; TAX ID # 12-11-200-001; ZONING: I-1 (INDUSTRIAL)

This matter was briefly discussed and it was stated that more information was required prior to reviewing the matter.

PUBLIC HEARING

**The public hearing opened at 8:15 p.m.**

Nancy Muscato, 1440 Pleasant Valley - Mentioned that per the 11/17/16 Milford Township minutes, they denied the cell tower; concern about the fall zone and the oil gas well in the area.

Dawn Logie-Bates, 5508 Woodruff Shore Drive - Does this increase coverage to the south or just to the north?

Donna Janke, 1472 Pleasant Valley Road - Concerns about an oil well on the property and now a tower.

**The public hearing closed at 8:22 p.m.**

D. Schiffko moved and J. Stinedurf seconded **to table the special land use permit SLUP #18/02 for Verizon; Address: Pleasant Valley Rd.; Applicant: Verizon c/o Jonathan Crane; Owner: General Motors; Tax ID #12-11-200-001; Zoning: I-1 (industrial) for Verizon in regards to needing all of the Zoning Ordinance requirements prior to making a decision on the matter. Based on the previous action by the Planning Commission to table the SLUP and to allow the Applicant to submit the information as required in the Zoning Ordinance.**

Motion carried.

PRELIMINARY SITE PLAN SP #18/03 FOR VERIZON; ADDRESS: PLEASANT VALLEY RD.; APPLICANT: VERIZON C/O JONATHAN CRANE; OWNER: GENERAL MOTORS; TAX ID # 12-11-200-001; ZONING: I-1 (INDUSTRIAL)

This matter was not acted on because the Special Land Use permit for the same was tabled.

REPORTS AND CORRESPONDENCE

M. Slaton - Township Board meeting regarding FIB

J. Stinedurf - February Lakeside Center sign; April meeting - Muffler Man and Harley Davidson signs and setback issues - lakeside and side yard - on Parklawn (lake site setback was denied). Board of Review met in March and no Utilities Committee meetings.

CALL TO THE PUBLIC

None.

ADJOURNMENT

L Herzinger moved and D. Schifko seconded **to adjourn.**

Motion carried.

The meeting adjourned at 8:30 P.M.

Respectfully submitted,

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Steve Holden, Chairperson

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Jeff Stinedurf, Secretary

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Kelly Mathews, Recording Secretary

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Ann M. Bollin, CMC, CMMC, Clerk