

SUMMIT TOWNSHIP PLANNING COMMISSION

March 18, 2003

MEMBERS PRESENT: Ronald Whitaker, Chairman; Richard Erhardt, Robert Simmons, Kenneth Strobel, Stephen Artz, Patrick Dunigan, Raymond McQuillan, Dennis Hackett, Mary Ann Hitt, Township Board Liaison; William Thompson, Township Attorney; and John C. Worden, Summit Township Zoning Administrator.

The meeting was called to order by Chairman Whitaker, on Tuesday, March 18, 2003 at 7:00 pm in the meeting room at the Township Hall.

A motion was made by S. Artz, supported by M. Hitt to approve the minutes of the February 18, 2003 meeting as written. The motion carried unanimously.

CASE #03-03-0005 – Site Plan Review – The Natural Site Condominium – Single Family – Kibby Road and Weatherwax area – 37 units on 42.8 acres.

A public hearing was held on March 18, 2003 on the application of The Natural Developer L.L.C., 7251 Clark Lake Road, Jackson, Michigan 49203 and represented by Robert Johnson, a partner, for a site plan review of the Natural Site Condominium a single family development located in the Kibby Road and Weatherwax Drive area.

J. Worden stated the lot sizes had changed from the original drawing.

J. Ripstra, Ripstra & Scheppelman, Inc., 2535 Spring Arbor Road is the construction engineer for Bob Johnson and prepared the site plan.

J. Worden stated the Township had received letters from the Jackson County Road Commission, Jackson County Drain Commission and Summit Township Fire Department. The applicant does own the property as documented and the Township has a copy of the Master Deed draft.

J. Ripstra stated the Master Deed draft will be refined to include the proper maps prior to being recorded with the Register of Deeds for Jackson County.

R. Erhardt asked where the detention ponds were.

J. Ripstra: – There will be three (3) located in the uplands with the overflow going to the wetlands.

D. Hackett asked about Road Commission concerns.

J. Ripstra: – The concerns have been addressed in a letter to the Road Commission.

R. Erhardt asked about curb and gutter.

J. Ripstra: – There is curb and gutter.

J. Worden stated not to expect a letter from the Road Commission at the Planning Commission meetings giving approval. The DPW is requiring the water main to be looped from the project to Weatherwax Drive using the abandoned railroad easement.

S. Artz asked if this would interrupt the bike trail.

J. Ripstra said no.

S. Artz asked for clarification on driveway locations.

J. Ripstra: – There would be none off Kibby Road – only the main road into the project would be off Kibby Road..

R. Erhardt wanted to know about the utilities.

J. Ripstra: – The utilities are underground as required by the Utility Companies.

R. Whitaker asked if there was anyone in the audience to speak on this matter.

Bruce Bigelow, 3215 Kibby Road – expressed concern about drainage and its location in relation to his property.

J. Ripstra showed B. Bigelow the locations on the map.

A motion was made by P. Dunigan, supported by R. Erhardt, to recommend to the Township Board approval of the site plan with the recommendations from the Jackson County Road Commission, Jackson County Drain Commission and the Summit Township Departments of Public Works and Fire. The motion carried unanimously.

CASE #03-03-0002 – Site Plan Review AT&T Wireless Co-Location – 2511 Spring Arbor Road – Current site of Century Tel/Alltel

A public hearing was held on March 18, 2003 at the request of AT&T Wireless, for the site plan review to co-locate at 2511 Spring Arbor Road.

Stephen Francis, attorney from the law offices of Richard Connor Riley and Associates, L.L.C., Bingham Farms, Michigan and representing AT&T Wireless, stated they wish to co-locate on the Alltel tower at the 140 ft. level of the existing 152 ft. monopole structure, with a six (6) antenna array and are in the process of securing a lease. It was also noted that the tower was constructed to accommodate a maximum of three (3) carriers.

S. Artz questioned the foundations specifications. It was determined they could not be verified without digging up the foundation.

R. Whitaker asked if the gross weight of the antenna array was known.

S. Francis gave the dimensions of the antennas and stated that each of the six (6) antennas weighed approximately 30 lbs.

R. McQuillan inquired as to whose liability it would be if a panel fell off the tower and damaged a building or injured a person to whom would the complaint go.

S. Francis stated that a complaint would go to AT&T Wireless thru Alltel. AT&T Wireless has an indemnification provision with Alltel.

J. Worden asked that an insurance certificate with liability coverage be on file with the Township, although this is not a requirement of the provisions of the Ordinance for sub-carriers.

S. Francis stated AT&T Wireless would do so although this is not a normal requirement for a sub-carrier.

R. Whitaker asked if there was anyone in the audience to speak on this matter.

Janet Brown, 2525 Spring Arbor Road expressed her concerns and dissatisfaction over having a co-location on the tower. In particular the legality of Section, 5.5.9 g 3 (o) of the Zoning Ordinance, the expansion of a non-conformity, visual effects of the additional antennas, the additional decline of her property value and the noise of the generator when in use or being tested.

R. Erhardt asked if the generator was run at a specific time when being tested.

J. Brown said no.

P. Dunigan stated that generators usually exercise themselves on a preset time and day.

S. Francis said AT&T Wireless would be using the current generator if there is a power outage. Also that AT&T is willing to put up screening and additional landscaping.

Katherine Dowd, 2510 Spring Arbor Road stated a concern because she had not been notified of the meeting and voiced the same concerns as Janet Brown.

Lee Brown and Angie Brown 2525 Spring Arbor Road, expressed the same concerns as Janet Brown.

Jenny Okoniewski, 920 19th Street expressed the same concerns as Janet Brown.

S. Francis again stated that AT&T is willing to put up additional screening and landscaping and that townships, in general, encourage co-location.

A motion was made by P. Dunigan, supported by M. Hitt, to recommend to the Township Board approval of the site plan with AT&T Wireless, having an insurance certificate on file with the Township and to accept their offer of additional screening. The motion carried. R. Erhardt and S. Artz opposed.

J. Worden said he would check on the generator's cycling.

Note: Tim Heading of Alltel was contacted on March 19, 2003 and stated that the generator is exercised every two weeks for 10 to 15 minutes during the hours of 8am to 5pm and the day of the week may vary Monday thru Friday.

There being no further business to come before the Planning Commission, a motion was made by R. Whitaker and supported by D. Hackett to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:15 pm.

Respectfully submitted,

Dennis Hackett, Secretary
Summit Township Planning Commission