

SUMMIT TOWNSHIP PLANNING COMMISSION

June 17, 2003

MEMBERS PRESENT: Ronald Whitaker, Chairman; Richard Erhardt Patrick Dunigan, Robert Simmons, Kenneth Strobel, Township Board Liaison; Stephen Artz, Raymond McQuillan, and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: , Dennis Hackett, Secretary and Mary Ann Hitt, Township Board Liaison.

The meeting was called to order by Chairman Whitaker, on Tuesday June 17, 2003, at 7:00 pm, in the meeting room at the Township Hall.

A motion was made by R. Whitaker, supported by R. Simmons to appoint R. Erhardt as Acting Secretary. The motion carried unanimously.

A motion was made by S. Artz, supported by R. Simmons to approve the minutes of the May 20, 2003 meeting as written. The motion carried unanimously.

Case # 03-06-0012 – Conditional Use Home Occupation – 956 Horton Road – Lawrence Snow – Instrument Repair.

A public hearing was held on the request of Lawrence A. and Candace S. Snow of 956 Horton Road for a Conditional Use Home Occupation Permit to repair and calibrate precision measuring instruments.

J. Worden referred to the letters received favoring the application. No letters were received against the application.

Mr. Snow described his operation which will be conducted in an accessory building at the rear of the property. The business hours will be from 8:00 am to 5:00 pm Monday thru Thursday and 8:00 am to 3:30 pm on Friday. Most of the instruments being repaired will be delivered by United Parcel Service (UPS) or picked up from businesses by himself. Two (2) or three (3) times per month costumers will bring instruments to the business. Mr. Snow stated that a small sign complying with the ordinance will be attached to the house. Mr. Snow stated he is seeking an ISO 17025 certification.

R. Whitaker asked if there was anyone to speak for or against the application. There was none.

A motion was made by P. Dunigan, supported by S. Artz, to recommend to the Township Board approval of the Conditional Use Home Occupation Permit for a precision instrument repair and calibration service. The motion carried unanimously.

Case #03-06-0013 – Conditional Use Permit – Telecommunication Facility – Weatherwax Drive – AT&T Wireless and Summit Township.

A public hearing was held on the request of AT&T Wireless and Summit Township for a Conditional Use Permit for a Telecommunication Facility and Tower to be located on Weatherwax Drive approximately 1650 feet north west of Horton Road.

The property is owned by Summit Township and will be leased by AT&T Wireless Services and up to three (3) other potential co-locators and the Township will have rights to add communication equipment to the tower for public safety purposes. Mr. Francis also stated that the tower was necessary for coverage in the area and the cable television tower located on Horton Road near Weatherwax Drive could not structurally accommodate additional equipment and the Consumers Energy Tower on Kibby Road was not available and was outside the needed coverage area.

R. Whitaker asked if the Township had documentation concerning the Horton Road tower regarding the co-location issue and the lack of structural capacity to locate additional equipment on the tower.

J. Worden stated that AT&T Wireless Services had previously applied to locate on that tower and could not because of the capacity problem and a letter was received stating so.

Mr. Francis commented on how capacity issues are determined and the unique problems that are associated with wireless telecommunication antennas. Mr. Francis also stated that AT&T Wireless encourages competitors to co-locate on their facilities for many reasons including generating revenue for the tower owner.

R. Whitaker asked why AT&T Wireless has not offered service in the Jackson area at this time.

Mr. Francis said that AT&T Wireless first efforts were to build along the main highway systems in Michigan and will now concentrate on the local area but will not offer service until the service area is complete and offers quality service. Mr. Francis also stated that additional towers are being negotiated for in Spring Arbor, Liberty, Leoni and other locations within Jackson County and surrounding area. Service is expected to be offered late this year.

R. Whitaker asked if there was anyone to speak for or against the application. There was none.

A motion was made by P. Dunigan, supported by S. Artz, to recommend to the Township Board approval of the Conditional Use Permit to locate a telecommunication facility and tower on property owned by Summit Township and developed by AT&T Wireless Services, having met the requirements of Section 5.5.5 (a) – (g) Conditional Use Standards and Findings for Making Determinations and including the applicable provisions of Section 5.5.9 g Telecommunication Facilities and Towers. The motion carried unanimously.

Case # 03-06-0014 – Site Plan Review – Weatherwax Drive – Telecommunication Facility and Tower – AT&T Wireless Services

A public hearing was held on the request of AT&T Wireless Services for a Site Plan Review for a Telecommunication Facility and Tower to be located on Weatherwax Drive approximately 1650 feet north west of Horton Road.

Mr. Stephen J. Francis of Richard Connor Riley & Associates, L.L.C. of 30150 Telegraph Road Suite 420 Bingham Farms, Michigan 48025 representing AT&T Wireless Services, Inc. presented the Site Plan Requirements needed to locate a 195 foot lattice telecommunication facility and tower on the property that was recommended for the Conditional Use Permit in case # 03-06-0013 and located on Weatherwax Drive.

J. Worden reviewed for the Commission the particular requirements for a Telecommunication Facility and Tower Site Plan. The particular requirements for setbacks in Agricultural, Commercial and Industrial Districts, wetland issues as addressed by Tetra Tech who produced the Wetland Delineation Map, the Land Division requirements of Summit Township, the waiver letter from Kent Maurer Jackson County Airport Manager, and the removal bond be set at \$25,000.00.

Mr. Francis made additional comments on the Site Plan including the 75 x 75 foot fence area that will not have barbed wire unless required by the Township also there will be no generator at the facility.

J. Worden informed the Commission that letters from the Jackson County Road Commission and the Jackson County Drain Commissioner have not been received.

R. Whitaker asked if there was anyone to speak for or against the application. There was none.

A motion was made by P. Dunigan, supported by R. Mc Quillan to recommend to the Township Board approval of the Site Plan for AT&T Wireless Services for a Telecommunication Facility and Tower to be located on Weatherwax Drive with setbacks as required and permitted in section 5.5.9 –g 3 (f), the recommended \$25,000.00 removal bond and contingent upon the letters from the Jackson County Road Commission and Jackson County Drain Commissioner. The motion carried unanimously.

Case #03-06-0015 – Site Plan review – 309 17th Street and approval for publishing of the proposed amendments to the Zoning Ordinance were postponed until the July meeting for a lack of sufficient required material.

There being no further business to come before the Planning Commission, a motion was made by R. Whitaker, supported by R. Erhardt to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:50 p.m.

NOTE: July, August, September and October 2003 meetings will be held at 2507 Spring Arbor Road Fire Station #2.

Respectfully submitted,

Richard Erhardt, Acting Secretary
Summit Township Planning Commission