

Holly Township
Planning Commission – Regular Meeting
Minutes of October 03, 2017

Call to Order: Commissioner Alrey called the regular meeting of the Holly Township Planning Commission to order at 6:30 p.m. At the Karl Richter Community Center, Holly Area Schools Board Room, 920 E. Baird St, Holly Michigan.

Roll Call:

Members Present:

Stacey Steckley, Commissioner
Tony Engelberg, Commissioner
Pat Feeney, Commissioner
Lloyd Kernen, Commissioner
Shane Mooney, Commissioner
AC Alrey, Commissioner

Others Present:

Mike Deem, Township Planner
Karin Winchester, Zoning Administrator

Members Absent:

Ted Gurski, Chairman

- **Commissioner Engelberg made a motion to excuse the absence of Chairman Gurski, due to medical issues. Commissioner Alrey supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Pledge of Allegiance

Agenda Approval:

- **Commissioner Feeney made a motion to add an item to the agenda for making Tony Engelberg the interim Chair person in Ted Gurski's absence. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Public Comment – Agenda Items Only: N.A.

Public Hearings:

1. Michigan Renaissance Festival to operate a Zombie Walk, Laser Tag & Escape Game, on October 23 and 30, 2017 and a Dinner Theater for 80 people from 7 – 9pm on October 8, 13/14, 20/21, 27/28 2017 on parcel number 01-12-476-002 and 01-12-401-003 in an AGRE Zoning District.
 - **Commissioner Engelberg made a motion to open the Public Hearing on Michigan Renaissance Festival to operate a Zombie Walk, Laser Tag & Escape Game, on October 21 and 28, 2017 and a Dinner Theater for 80 people from 7 – 9pm on October 13/14, 20/21, 27/28, 2017 on parcel number 01-12-**

476-002 and 01-12-401-003 in an AGRE Zoning District. Commissioner Feeny supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.

These are the same events that have been held at the Renaissance Festival for the last 5 years.

Charlie Gross, 6499 Lahring Rd, addressed the board. He questioned where this event would be taking place.

- **Commissioner Engelberg made a motion to close the Public Hearing Michigan Renaissance Festival to operate a Zombie Walk, Laser Tag & Escape Game, on October 21 and 28, 2017 and a Dinner Theater for 80 people from 7 – 9pm on October 13/14, 20/21, 27/28, 2017 on parcel number 01-12-476-002 and 01-12-401-003 in an AGRE Zoning District. Commissioner Kernen supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

2. Verizon Wireless to place a Cell Tower at 1451 Thompson Rd, parcel 01-06-200-006 in an AGRE Zoning District.

- **Commissioner Engelberg made a motion to open the Public Hearing on the Verizon Wireless to place a Cell Tower at 1451 Thompson Rd. parcel 01-06-200-006 in an AGRE Zoning District. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Leland Callaway from Domain Realty and Consulting, Representing Verizon: Proposing a 195 foot monopole tower. This will be fenced with space on the ground for shelters. The Tower is off of Thompson Road, approximately 515 feet from the right of way, and on a 40 acre parcel.

Rob Lavell from Williams, Williams, Ratner and Plunkett, attorney for Verizon: Providing 2 maps showing coverage before and after towers are installed. He explained the process of adding towers and how they work.

Mike Deem, Township Planner, stated that they explained the process, and why this site has been chosen. They have justified their location and provided the supporting information.

Doug Smith, Deputy Chief of N.O.C.F.A.: Since this is a large track of land in the Township where there is no public water available for fire-fighting; can they use an easement to install this and would Verizon be open to letting us do it?

Verizon stated they only lease the land, so the owner would have to be contacted about that. But they will work with the Township to make that happen.

- **Commissioner Engelberg made a motion to close the Public Hearing on the Verizon Wireless to place a Cell Tower at 1451 Thompson Rd. parcel 01-06-200-006 in an AGRE Zoning District. Commissioner Mooney supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

3. AT&T Mobility to place a Temporary Wireless Communication Facility Cell on Wheels, (COW) at 6446 Lahring Rd., parcel number 01-12-451-002 in an AGRE Zoning District.

- **Commissioner Engelberg made a motion to open the Public Hearing on the AT&T Mobility to place a Temporary Wireless Communication Facilities (COW) on wheels at 6446 Lahring Rd., parcel number 01-12-451-002 in an AGRE Zoning District. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Mark Daneman from AT&T: Temporary permit requested for the last two years, located currently in the Renaissance Festival. They bring it in each summer and remove at the end of each season. They are looking at a permanent site in the area for the near future. They will provide fencing and a wall so that you will not see it from the road and will need about three years at the current site before they get the permanent location.

This is located on the north central side of the Festival grounds, about 119 feet off the road, separated by a heavy wood line buffer so that people will not see it from the road. It currently has only snow fencing around it, and they would like to add a permanent fence to the area to protect the equipment and prevent people from climbing on it. They should have an idea of the permanent location in about a year when the design is done.

Mike Deem, Township Planner, recommends reducing the fence height from 8 feet to 6 feet, to comply with the zoning ordinance, which AT&T is willing to do. The Township can grant the barbed wire request if so deemed. The Township needs to review the Cell Tower ordinance going forward, to keep up with changing technology.

Charlie Gross, 6499 Lahring Rd, addressed the board. He questioned where the tower will be located, and if the barbed wire was necessary. AT&T explained an overview of the area and that they are open to whatever the Township wishes to do regarding the barbed wire.

- **Commissioner Kernen made a motion to close the Public Hearing on the AT&T Mobility to place a Temporary Wireless Communication Facilities (COW) on wheels at 6446 Lahring Rd., parcel number 01-12-451-002 in an AGRE Zoning District. Commissioner Steckley supported the motion. A voice vote was taken, all those present voted yes; the motion carried by a 6/0 vote.**

Approval of Minutes – July 11, 2017.

- **Commissioner Engelberg made a motion to approve the minutes of July 11, 2017. Commissioner Kernen supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 6/0 vote.**

Communications: Brochure and CD received from Oakland County Road Commission, regarding a Strategic Plan proposed for upcoming road projects.

Old Business: None.

New Business:

1. Making Tony Engelberg interim Chair until a new election can be held.
 - **Commissioner Alrey made a motion to make Tony Engelberg the interim Chair, until the end of the term in December or until new election can be held. Commissioner Feeney supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 6/0 vote.**
2. Michigan Renaissance Festival Zombie Walk, Laser Tag & Escape Game, on October 21 and 28, 2017 and a Dinner Theater for 80 people from 7 – 9pm on October 13/14, 20/21, 27/28, 2017 on parcel number 01-12-476-002 and 01-12-401-003 in an AGRE Zoning District.

Doug Smith, deputy Chief from N.O.C.F.A, stated they have kept up on all recommended items they have given the Renaissance Festival over the past year. He is glad they are keeping the dinner to fewer than 80 people, from an emergency standpoint.

- **Commissioner Engelberg made a motion to approve the Michigan Renaissance Festival Zombie Walk, Laser Tag & Escape Game, on October 21 and 28, 2017 and a Dinner Theater for 80 people from 7 – 9pm on October 13/14, 20/21, 27/28, 2017 on parcel number 01-12-476-002 and 01-12-401-003 in an AGRE Zoning District. Commissioner Steckley supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 6/0 vote.**
3. Verizon Wireless Cell Tower at 1451 Thompson Rd. parcel 01-06-200-006 in an AGRE Zoning District.

Commission Kernan asked if we should be expecting more towers over the years to come with the use of cell data increasing. Verizon stated that people in the nation have more cell phones than landlines now-a-days, so yes, they will be increasing in the future based on increase in housing and population. Mike Deem, Township Planner stated this is a perfect area for it since there is nothing out there.

Commissioner Engelberg stated that cell towers could possibly affect the environment. He would like a Surety bond that says that if this tower is no longer used, someone from Verizon will take it down. He wondered if that should be added to the ordinance as well. The Rep from Verizon stated that they are used to having Surety bonds, and that is perfectly acceptable. The \$15,000 Surety bond is pretty average throughout cities and language is actually already included in their lease. The Telecommunications Act from the F.C.C. overrides any Township, City or Village – no state or local government can deny a utility due to an environmental effect. Studies regarding the environment can only be done by the government, regarding harmfulness to any environmental

area. They do the research and determine if a location is of concern. There are emissions standards that have to be met for each tower, which are strictly tested and required to be maintained. These are the same kind of emissions that come from your TV, computer, wireless router, and microwave, which are not harmful.

Commissioner Mooney stated that they should look into adding a well head site for N.O.C.F.A for future building plans. This way the fire department will have access to a well for emergencies.

- **Commissioner Engelberg made a motion to approve the Verizon Wireless Cell Tower at 1451 Thompson Rd. parcel 01-06-200-006 in an AGRE Zoning District, with a stipulation that a \$15,000.00 Surety Bond is added to remove the tower when it is no longer in use, and to add to the lease that the applicant will work with the lease owner to help provide water services to the local fire department. Commissioner Mooney supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 6/0 vote.**

4. AT&T Mobility Temporary Wireless Communication Facilities (COW) Cell on wheels, at 6446 Lahring Rd., parcel number 01-12-451-002 in an AGRE Zoning District.

Commissioner Steckley wondered if the barbed wire fence is necessary. Mike Deem, Township Planner, stated that Utilities are allowed to add barbed wire to their locations if deemed necessary. Also, that the Township does not have the authority to state they must higher the fence from 6 feet to 8 feet, according to the Township ordinance. Verizon will add it if the Township deems it necessary. It is usually a good option to deter people from climbing on such expensive electrical equipment, also so no one gets unnecessarily hurt.

- **Commissioner Kernen made a motion to approve the AT&T Mobility Temporary Wireless Communication Facilities (COW) Cell on wheels, at 6446 Lahring Rd., parcel number 01-12-451-002 in an AGRE Zoning District, including a 6 feet high fence topped with barbed wire. Commissioner Mooney supported the motion. A voice vote was taken; all those present voted yes; with the exception of Commissioner Engelberg and Commissioner Alrey; the motion carried by a 4/2 vote.**

Reports:

Commissioner Engelberg asked where we are at with the Woodlands Protection Ordinance. Mike Deem stated that the Township Supervisor George Kullis, has recently provided him with information which he will put together and get out to everyone.

Commissioner Feeny stated that the sub-station for Consumer's Energy at Grange Hall Road, looks pretty good and doesn't look as bad as he thought it would. He also reported that he thinks Doug Smith at N.O.C.F.A. might want to look at the wells they've added out on Dixie Highway for Shannon Distribution, near the Distribution Warehouse area. This should be something to look at in the future, because if they sell a building down the road then there might possibly be no well

access for each building. Each well they are planning is in excess of over \$100,000 each, they are not cheap to install.

Commissioner Alrey reported that he went and visited Ted Gurski and informed him of what was going on with the Township. Ted will be in rehab for a period of time to re-cooperate. He also reported that he went on a research tour at MSU recently, which was on honey bee pollination, and will pass on the information to Tony.

Public Comment:

Emily Tu, College St, addressed the board.

Adjournment

Commissioner Alrey, hearing no other business; adjourned the meeting at 7:46 pm.

Courtney Bird
Recording Secretary

Karin S. Winchester, Clerk