

# Montrose Township

Planning Commission

Meeting Minutes

April 7, 2022

The meeting was called to order by Chairman Morrie Fikes at 6:00 PM.

The pledge of allegiance was recited.

**Roll Call:** Present: Morrie Fikes, Don Pollard, Tom Tithof, Harry Powell and Dave Badgley, Bill Stroup.

**Absent:** Jim Ingram

**Staff Present:** Bill McIlmurray - Building Official and Steve Schlicht- Clerk

**Meeting Minutes** – A **Motion** was made by Don Pollard, to accept the meeting minutes from 3/3/2022 as presented. Support for the motion was given by Dave Badgley. Motion carried 6-0 votes.

**Approval of Meeting Agenda** – A motion was made by Don Pollard to approve the meeting's agenda as presented. Support for the motion was given by Tom Tithof. Motion carries a 6-0 vote.

**New Business-** Public Hearing – Special Land Use - Home Occupation Request – Asif Zeeshan, 11122 W. Wilson Rd. PID # 13-20-400-041 is requesting a Home Occupation Permit that would allow for an Adult Foster Care Facility located within the primary residence, pursuant to Ordinance Section # 153.366 (G).

A representative of the applicant, Gail Gauthier, 12628 Pagels Dr., Grand Blanc, Mi 48439, is requesting special land use approval for an existing Adult Foster Care Home located at 11122 W. Wilson Rd., Montrose, Sect 20, Zoned RF- Residential Farm.

Morrie Fikes asked G. Gauthier if this was an existing foster care facility with a home occupation permit, and the only change is ownership. G. Gauthier replied yes.

David Badgley asked if there were any future plans for expanding or doing anything different? G. Gauthier stated not at this time.

Bill Stroup asked if the existing pond was fenced in any way? G. Gauthier replied it was not and the property was fenced in and the residents cannot leave the home or exit through the deck. This facility is licensed by the State of Michigan and has passed all its inspections.

There was discussion among the board members as to how the "Home Occupation" was previously granted. It was determined that the zoning ordinance allows an Adult Foster Care Facility (7 to 12 residents) under a special land use permit and it is not considered a home occupation.

A **Motion** was made by Harry Powell, to approve the special land use permit authorizing a home occupation for an existing Adult Foster Care Facility located at 11122 W Wilson Rd., Montrose MI., subject to conditions set forth in sections 153.219 and 153.366(G) of the zoning ordinance. Support for the motion was given by Tom Tithof. Motion carried. 6 – 0 vote.

**Public Hearing-** Special Land Use Request- Amy Rodriguez of Telecad Wireless on behalf of Verizon Wireless is requesting a Special Land Use Permit for the placement of an unmanned communication tower located at 7098 W. Dodge Rd, PID 13-25-400-028.

M. Fikes stated that the planning commission board received letters from some of the residents surrounding the proposed site and would like the letters entered into the minutes. (See attached letters).

Amy Rodriguez of Telecad Wireless, 1961 Northpoint Blvd, Suite 130, Hixson, Tennessee 37343, and Richard Rassel of Williams, Williams, Rattner and Plunket P.C. 380 N. Old Woodward, Birmingham, MI 48009, on behalf of Verizon Wireless is requesting a Special Land Use Permit for the placement of an unmanned communication tower located at 7098 W. Dodge Rd, Sect. 25, Zoned RF- Residential Farm.

A.Rodriguez stated they have received FAA Approval for the height of the tower and asked the board to review the propagation map. A Rodriguez explained the gap coverage the proposed tower would fill if the site was approved.

D. Badgley asked why is there a need to fill the gap? A. Rodriguez stated that there are reports generated on dropped calls, low coverage, and capacity issues they are trying to correct.

R. Rassel explained under federal communication licensing it is required for the communication provider to fill those gaps and offer co-location opportunities for other providers. This will enhance better service for its providers, governmental agencies, schools, emergency providers, and first responders which need broadband and internet services provided by these providers.

D. Badgley inquired as to how the sites are selected. A. Rodriguez explained, that the provider gives them a search ring and selects properties within the ring. The staff will go door to door and send out letters to see if any of the property owners are interested in the construction of a communication tower on their property.

M. Fikes asked why is there a need for additional cell towers? A. Rodriguez explained these are capacity issues due to decreasing landlines, multiple cellphones within a household, computers, wireless T. V's, and there is a need for more capacity due to the demand needed to fill in the gaps for these devices.

T. Tithof asked if this tower will be equipped with 5-G technology. A. Rodriguez replied, she doesn't think so and she typically sees the 5-G technology in large densely populated cities, however, it could be upgraded in the future.

B. McIlmurray Inquired as to the expiration FAA Approval. A. Rodriguez stated once they receive all approvals from the municipality and all agencies then the approval will be reinstated.

D. Pollard asks about the removal of the tower once it is no longer being utilized. A. Rodriguez explained that there is a legal agreement in place with the tower's owner and the landowner to decommission and remove the facility. Also, the Township's Zoning Ordinance has a removal clause stating it has to be removed within 6(six) months. It's an infrastructure expense incurred by the provider.

T. Tithof inquired as to health concerns generated from communication towers, R. Rassel explained that there are electromagnetic frequencies generated by these facilities and the FCC has conducted studies and has determined that there is very little to no concern over the electromagnetic frequencies, that it can't be considered in part of local regulation.

Chainman Fikes opened up public comments on the proposed communication tower site located at 7098 W. Dodge Rd, Clio, Mi.

Mike Lanctot, 7142 W Dodge Rd, Montrose, MI, wanted clarification on where the cell tower is being placed on the proposed site, maintenance of the tower, and health concerns in regards to cell towers.

Stacy Lanctot, 7142 W. Dodge Rd, Montrose, MI, is concerned with EMF wave penetration to her house. These waves can travel up to 25 (Twenty-Five) miles and can pull oxygen from the air. There are studies that suggest physical and neurological damage to humans.

A **Motion** was made by T. Tithof to approve the Special Land Use Permit for the placement of the communication tower located at 7098 W. Dodge Rd PID 13-25-400-028. Support was given by D. Pollard. Motion carried. 6-0 vote.

**Public Hearing** -Site Plan Review Approval- Amy Rodriguez of Telecad Wireless on behalf of Verizon Wireless is requesting a Site Plan Review for the placement of an unmanned communication tower located at 7098 W. Dodge Rd, PID 13-25-400-028.

Amy Rodriguez of Telecad Wireless, 1961 Northpoint Blvd, Suite 130, Hixson, Tennessee 37343, and Richard Rassel of Williams, Williams, Rattner and Plunket P.C. 380 N. Old Woodward, Birmingham, MI 48009, on behalf of Verizon Wireless is requesting Site Plan Review for the placement of an unmanned communication tower located at 7098 W. Dodge Rd, Sect. 25, Zoned RF- Residential Farm.

D.Badgley asked how long does it take to construct the cell tower? A. Rodrigues said approximately a couple of weeks.

B Stroup asked if that time frame included the cell tower and accessory buildings. A. Rodriguez replied yes. T. Tithof Inquired as to how the site is going to be fed electrically. A.

Rodriguez stated by underground line. T. Tithof also asked if the property owner had a choice of where the tower may be placed on the property. A. Rodriguez replied yes.

Chairman Fikes opened up public comments on the proposed site plan approval for the communication tower located at 7098 W. Dodge Rd, Sect. 25.

Jack Powell, 10300 W. Farrand Rd, Montrose, MI, oppose cell tower development due to health concerns and is against the construction of the tower.

A **Motion** by D. Pollard to approve the site plan as presented. Support for the motion was given by B. Stroup. Motion carries. 6-0 vote.

**Old Business-** None

**Other Business-** None

**Public Comments-** Tim Church, Brent Run Land Fill, 8335 W. Vienna Rd, Montrose, MI gave an update on their intentions to expand the landfill site. The site expansion will include 2 (Two) new buildings with onsite parking. T. Church presented the board with a conceptual site plan drawing. M. Fikes asked that the drawing is to be added to the minutes (See attached drawing).

Rex Wheeler, 9198 Sheridan Rd, New Lothrop, MI, is requesting the planning commission recommend to the Township Board of Trustees that a moratorium be placed on the Solar Ordinance for one (1) year or however long it takes to get the Master Plan updated. Also, R. Wheeler would like to see ground-mounted commercial solar energy systems not exceed a maximum lot coverage of 25 (twenty-Five) percent.

There were 13 public comments in reference to commercial solar energy. The majority of the concerns were declining land value, contamination of the soil and the existing and future wells located on the property, also, the decommissioning and demolition of the site(s) when they are no longer viable to the owner and property owner.

M.Fikes opened board comments and discussion in regards to R. Wheeler's request for a moratorium on Montrose Township's commercial solar energy system ordinance.

A **Motion** was made by D. Pollard, to add the request to the agenda. Support was given by D. Badgley. 5 yeas- 1 nay. Motion carries.

There was additional discussion from the board on the commercial solar energy system ordinance.

A **Motion** by D. Pollard, to recommend to the Montrose Townships Board of Trustees, a moratorium be placed on the commercial solar energy system ordinance for 6 months. Support for the motion was given by H. Powell. 5 yeas – 1neays. Motion carries

**Adjournment**

A motion was made by D. Pollard, to adjourn the meeting at 8:18 pm. Motion carries. 6-0 vote

The next regularly scheduled meeting will be held on Thursday, May 5, 2022.

Respectfully,

B. McIlmurray  
Acting Secretary

