

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 27, 2010
7:30 P.M.
GOLDEN TOWNSHIP HALL

1. Meeting called to order at 7:31 p.m. by Bill Kolenda. The Pledge of Allegiance was recited by all.
2. Roll call: Present; Fuehring, Kolenda, Mitteer, Hosner, Whitney, Marciniak, Wilson, Ferwerda & Jake Whelpley, Zoning Administrator. Absent: Terryn.
3. Approval of Agenda: Whitney motioned to approve the agenda as presented, Fuehring support, all yes, motion carried.
4. Approval of Minutes
 - Motion by Fuehring, support by Mitteer to approve the minutes of the June 29th Planning Commission meeting as submitted. All yes, motion carried.
5. Correspondence: None
6. Zoning Administrator Report:
 - The response to the surveys regarding the Master Plan has been substantial. Many completed surveys have been returned. Plan to organize a subcommittee to review the surveys. Whelpley will get the surveys to committee members. Response is much better than the last survey.
7. New Business:
 1. Public Hearing for Alltell Cell Tower.
 - 7:33pm.
 - Zoning Administrator Presentation: Request from Alltell regarding Site Plan presented. ZA noted that the plan shows that the tower is 215' feet from a neighboring residence. This resident phoned ZA with concerns, but after discussion, agreed to the plan. ZA sent out information to PC members regarding communication between Alltell and the Township. Stated there is some question regarding setbacks.

 - Presentation from Tom Egan, Contractor for Alltell. Believes this is a good location to help Silver Lake and Mears get better cell phone coverage. The tower will not be lit at night. Property owner has agreed to allow the tower to be on his property. The tower should have a 3-4 mile radius. This site will be connected to the Pentwater site. The tower was placed in this location in the corner to avoid the property owner's irrigation system. This site was the best available.

 - Correspondence pro or con: None, just one phone call from the resident discussed above.

-Public Input pro: none

-Public Input con:

-Don Staple questioned how much fill sand will need to be brought in. Mr. Egan was unsure. Also questioned how the signal would get out.

-Mark Needham, 2178 N. 34th Ave., protesting the cell phone tower because of the health risks involved with being near radiation. Questioned who was notified of the meeting and the tower.

-Connie Kiggins, questioned the location of the tower on the property. Why it can't be further from the road or in a higher spot? Property owner Walsworth helped determine the location and is not present at this meeting.

-Beatta Needham, 2178 N. 34th Ave., concerned about the location of the tower. Is aware of another property owner who may be interested in having the tower on his property and it may be a better location as it is closer to Lake Michigan. Questioned who was notified of meeting. Whelpley stated that any property owner within 300' of the tower was notified of the tower and this meeting.

-Alltell rebuttal: Safety is a big concern to Alltell and they abide by all FCC Guidelines when installing towers.

-Zoning Administrator Summary: No additional information, just has some concerns regarding setbacks.

7:46 Close Public Hearing.

-Kolenda also has concerns regarding the cell tower site plan because of set back requirements in the Golden Township Zoning Ordinance. The Ordinance requires family dwelling units must be at least 200' from the tower or three times the height of the tower whichever is greater. They also must be at least 75% of the height of the tower to any adjoining lot line. This proposed tower is 190'.

-Ferwerda has concerns regarding #3 of the General Standards for Approval of Special Uses. He doesn't believe the cell phone tower would be "harmonious with the character of the general vicinity."

-Kolenda confirmed with Whelpley that all 11 Approval Standards must be met for a Special Use Permit to be approved. Kolenda also confirmed with Whelpley that this request does not comply with the Special Use Approval Standard #11 which pertains to setbacks related to towers.

Motion by Hosner Support by Marciniak to deny the Special Use Permit request for Alltell Communications for a cell phone tower based on the fact that it does not meet Approval Standard #11 which includes setback requirements. Roll Call Vote: Wilson-yes, Mitteer-yes, Fuehring-yes, Ferwerda-yes, Hosner-no, Whitney-yes, Marciniak-yes, Kolenda-yes. Motion carried. Site Plan request is denied.

Second motion to deny the Site Plan by Ferwerda, support by Marciniak to include Special Use Permit Approval Standard #3 which includes the fact that the site is not "harmonious with the character of the

general vicinity.” Wilson-no, Mitteer-yes, Ferwerda-yes, Fuehring-yes, Hosner-yes, Whitney-no, Marciniak-yes, Kolenda-yes. Motion carried. Site Plan is denied.

2. Preapplication conference for Wilson PUD

-Avery Wilson removed himself from the Planning Commission Board Table.

-Presentation and site Plan Draft presented by Avery Wilson for potential RV park at the corner of Polk and 56th at the present “Golden Pond” site. The south ½ of the subdivision would be used for the RV Park.

-Zoning Administrator recommended a presentation to get preliminary feedback from the Planning Commission before making major changes to the Site Plan and the PUD.

-Discussion among Planning Commission members and Avery Wilson.

-Discussion items included: Access points, adjoining property owners, seasonal vs. overnight guests.

-In general, the Board was in favor of getting more information about the project and recommended proceeding with revising the Site Plan, working toward making a major change to the current PUD and recommended that Avery tentatively move forward with the project.

-Avery Wilson again joined the Planning Commission at the Board Table.

8. Old Business: None

9. Ordinance Amendments & Other Reports

a.

b.

10. Public Comments:

-Mr. Dion stated that he is neither in favor of nor against the proposed campground presented by Wilson. His concern is that Mr. Ferwerda and other Planning Commission members want to limit camping units on private property but are in favor of creating new campgrounds in residential areas.

In addition, Mr. Dion is not against, nor in favor of the proposed cell phone tower. He knows he does not want it in his back yard, and understands the neighboring property owners concerns.

-Don Staple is not in favor of the campground because it is only for the “rich” people with nice RV’s and probably would not allow tent camping.

11. Marciniak motioned to adjourn, Ferwerda second.

Mtg. Adjourned: 8:06 pm

Respectfully Submitted,

Tina Wiegand
Recording Secretary

