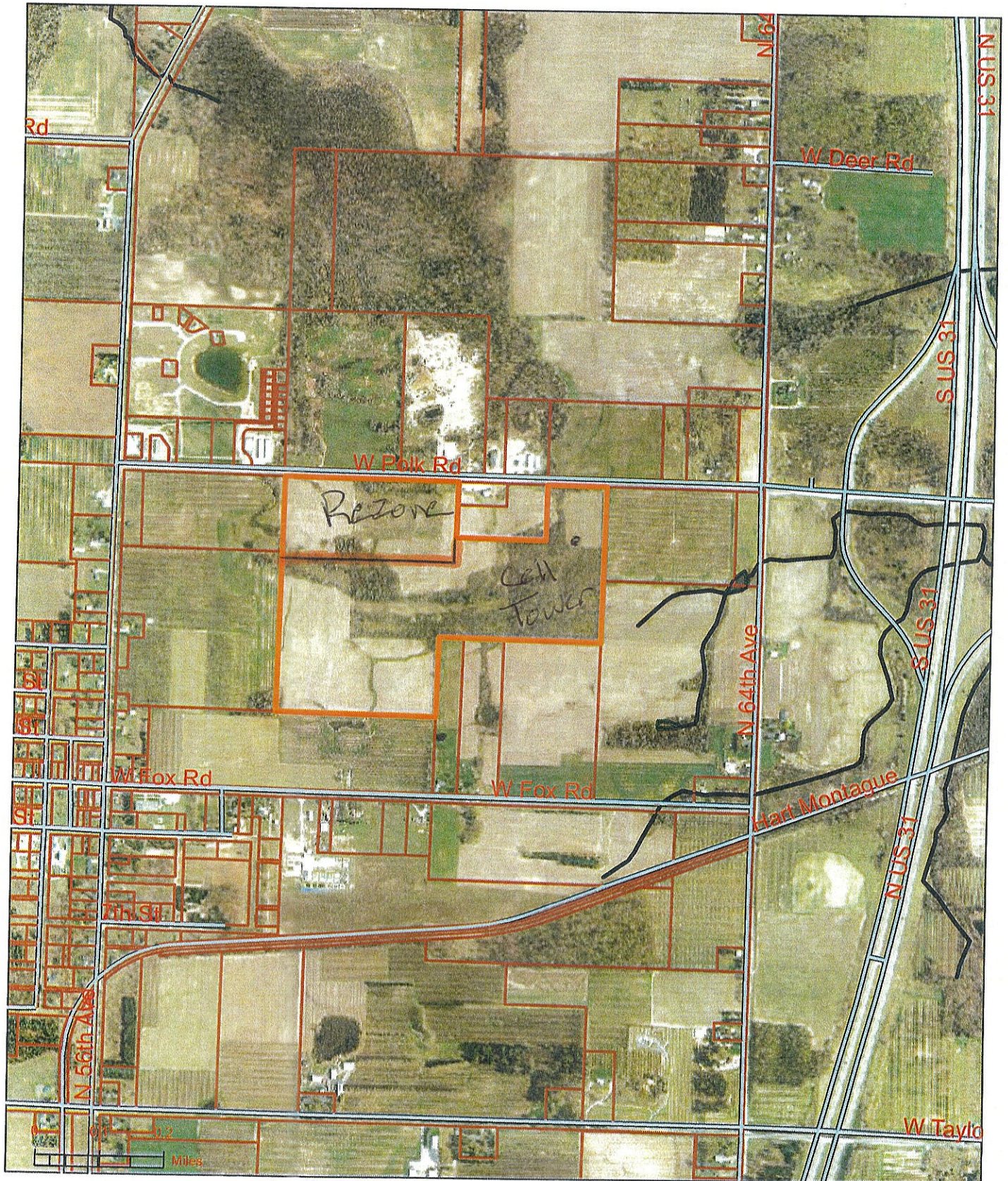


NOTICE

In accordance with Section 14.4 of the Golden Township Zoning Ordinance, the Planning Commission will hold a Public Hearing, 7:30 P.M. January 30th, 2024 at the Golden Township Hall, 5527 W. Fox Road, Mears, Mi. to hear a request for a Special Use Permit from Icon Towers to install a 199' cell tower in the middle of the block of Polk Rd., 56th Ave., Fox Rd., & 64th Ave.
Property # 64-006-024-100-02 in the Agricultural/Residential Zoning District.

Written comments may be sent to Golden Township Planning Commission, P.O. Box 26, Mears, Mi. 49436, Fax 231-873-1413, or email zoning@goldentownship.org. and must be received no later than the Monday before the above-mentioned date. Application and related materials may be seen at the Golden Township Offices 5527 W. Fox Rd. during regular business hours.

GOLDEN

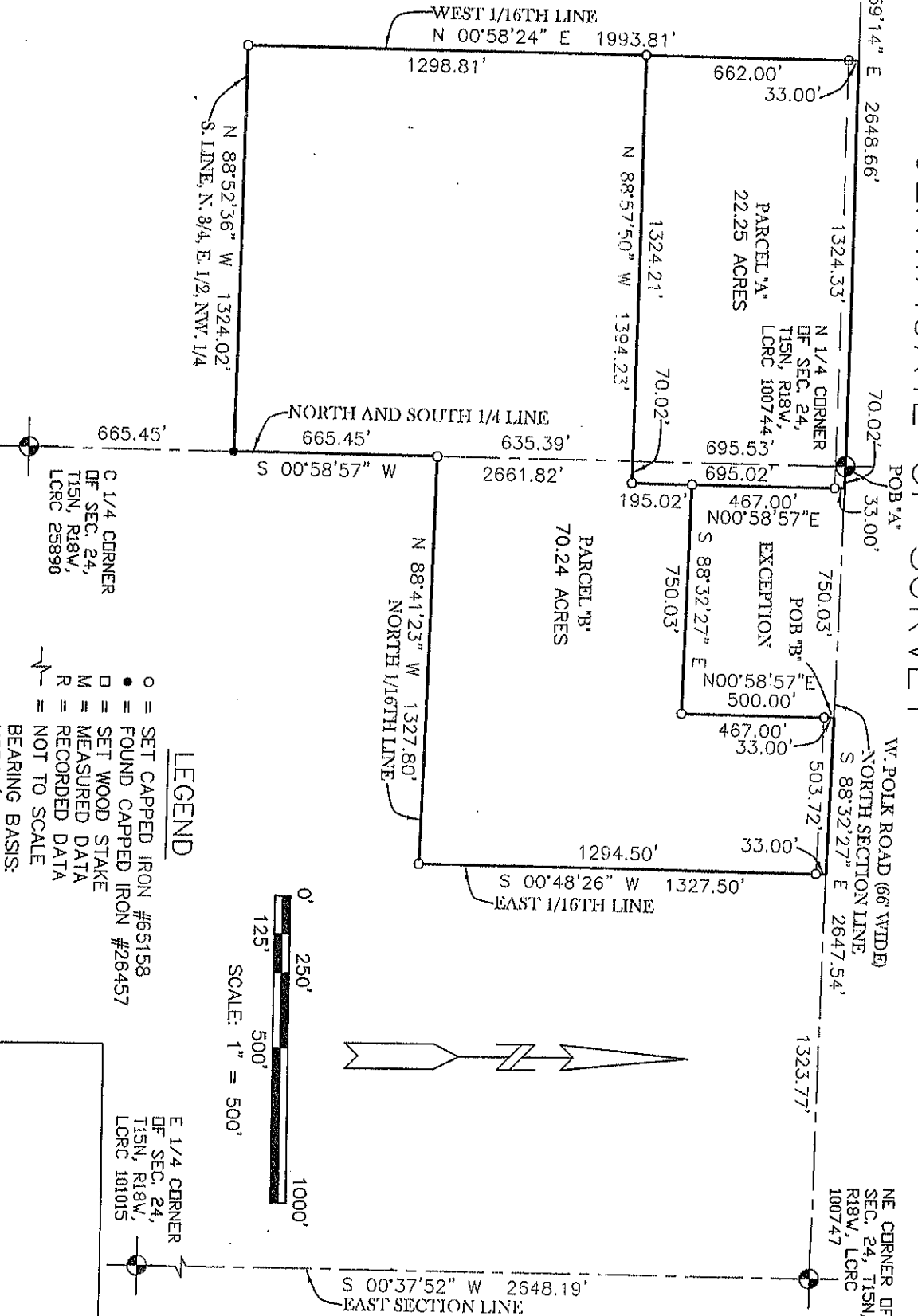


CERTIFICATE OF SURVEY

PAGE 1 OF 2

DESCRIPTION PROVIDED:

RTHWEST 1/4 OF THE
AST 1/4, SECTION 24,
15 NORTH, RANGE 18
XCEPT THE NORTH 500
THE EAST 750 FEET
E WEST 820 FEET
AND THE NORTH 3/4
E EAST 1/2 OF THE
ST 1/4 OF SECTION 24,
15 NORTH, RANGE 18
WEST.
PAGE 2 FOR LEGAL
PTIONS AFTER LAND
DIVISION



LEGEND

○ = SET CAPPED IRON #65158
● = FOUND CAPPED IRON #26457
□ = SET WOOD STAKE
M = MEASURED DATA
R = RECORDED DATA
- = NOT TO SCALE
BEARING BASIS:
MSPC (SOUTH ZONE)

NOTE: LAND DIVISION IS SUBJECT TO TOWNSHIP APPROVAL

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE FOLLOWING DESCRIBED PARCELS OF LAND IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

ALEX S. ALTMAYER, PS 65158

CLIENT:	LARENA KRAMER 5178 W. FOX ROAD MEARS, MICHIGAN 49436	
JOB NO:	23086	DATE: 06-13-23
SCALE:	1" = 500'	DRAWN BY: BDK

CERTIFICATE OF SURVEY

PAGE 2 OF 2

PARCEL "A"

THAT PART OF THE NORTH 1/2 OF SECTION 24, TOWN 15 NORTH, RANGE 18 WEST, GOLDEN TOWNSHIP, OCEANA COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S88°32'27"E ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 70.02 FEET; THENCE S00°58'57"W PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION A DISTANCE OF 695.02 FEET; THENCE N88°57'50"W A DISTANCE OF 1394.23 FEET TO THE WEST 1/16TH LINE OF SAID SECTION; THENCE N00°58'24"E ALONG SAID 1/16TH LINE A DISTANCE OF 695.00 FEET TO SAID NORTH LINE; THENCE S88°59'14"E ALONG SAID NORTH LINE A DISTANCE OF 1324.33 FEET TO THE POINT OF BEGINNING, CONTAINING 22.25 ACRES. SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD.

PARCEL "B"

THAT PART OF THE NORTH 1/2 OF SECTION 24, TOWN 15 NORTH, RANGE 18 WEST, GOLDEN TOWNSHIP, OCEANA COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S88°32'27"E ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 820.05 FEET TO THE POINT OF BEGINNING; THENCE S88°32'27"E ALONG SAID NORTH LINE A DISTANCE OF 503.72 FEET TO THE EAST 1/16TH LINE OF SAID SECTION; THENCE S00°48'26"W ALONG SAID 1/16TH LINE A DISTANCE OF 1327.50 FEET TO THE NORTH 1/16TH LINE OF SAID SECTION; THENCE N88°41'23"W ALONG SAID 1/16TH LINE A DISTANCE OF 1327.80 FEET TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION; THENCE S00°58'57"W ALONG SAID 1/4 LINE A DISTANCE OF 665.45 FEET TO THE SOUTH LINE OF THE EAST 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE N88°52'36"W ALONG SAID SOUTH LINE A DISTANCE OF 1324.02 FEET TO THE WEST 1/16TH LINE OF SAID SECTION; THENCE N00°58'24"E ALONG SAID 1/16TH LINE A DISTANCE OF 1298.81 FEET; THENCE S88°57'50"E A DISTANCE OF 1394.23 FEET; THENCE N00°58'57"E PARALLEL WITH SAID 1/4 LINE OF SAID SECTION A DISTANCE OF 195.02 FEET; THENCE S88°32'27"E PARALLEL WITH SAID NORTH LINE A DISTANCE OF 750.03 FEET; THENCE N00°58'57"E PARALLEL WITH SAID 1/4 LINE A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING, CONTAINING 70.24 ACRES. SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD.

NOTE: LAND DIVISION IS SUBJECT TO TOWNSHIP APPROVAL

N

CLIENT:

LARENA KRAMER

SPECIAL USE APPLICATION
GOLDEN TOWNSHIP PLANNING COMMISSION

In order to process your application for a Special Use Permit please complete this form and return it to the Zoning Administrator with all pertinent materials thirty (30) days before the next scheduled Planning Commission meeting.

Applicant Name Icon Towers

Applicant Address 4250 Executive Square, Suite 900, La Jolla, CA 92037

Applicant Phone Mike Sharlow 970-485-2996

Project Parcel Number 006-024-100-02

Project Address Legal Description MLC853355 QC-L2012P26997 CHGD PER JW IN 91 PT TO 14 IN 03/ PW SEC 24 T15N R18W. 91.4 A M/L PCL B NW 1/4 OF NE 1/4, EXC N 500' OF E 750' OF W 820' THOF & N 3/4 OF E 1/2 OF NW 1/4. PA-260 IN 2012 - L2012P27001

Current Zoning Agr Current Use: Conforming _____ Nonconforming _____

Existing Structures: Conforming _____ Nonconforming _____

Please explain your project with as much detail as possible use additional pages if necessary

Erect a 199' tower approximately 500' South of W. Polk Road and 1600' West of N 64th Ave.

The site is needed to provide wireless phone and data coverage in the area of Hwy 31 between Mears and Hart. This site will be available for collocation.

Per code we are 75% of the tower height to the nearest non-residential property (to the West) and are over a 1/4 mile to the nearest residence in all directions.

Applicant Signature Michael Sharlow

Date 11/7/2023

Official Use Only

Zoning Administrator Rt J Dm IF

Date 12-29-2023 Fee Paid \$500.00

APPLICATION FOR SITE PLAN REVIEW
GOLDEN TOWNSHIP PLANNING COMMISSION

This application shall be used for site plan review for initial permits and minor and major modifications to previously approved site plans in accordance with Section 13 of the Golden Township Zoning Ordinance. Please return this application form, the completed site plan and any other pertinent materials to the Zoning Administrator thirty (30) days before the next regularly scheduled meeting.

Applicant Name Icon Towers

Applicant Address 4250 Executive Square, Suite 900, La Jolla, CA 92037

Applicant Phone Mike Sharlow 970-485-2996

Project Parcel Number 006-024-100-02

Project Address Legal Description MLC853355 QC-L2012P26997 CHGD PER JW IN 91 PT TO 14 IN 03/ PW SEC 24 T15N R18W. 91.4 A M/L PCL B NW 1/4 OF NE 1/4, EXC N 500' OF E 750' OF W 820' THOF & N 3/4 OF E 1/2 OF NW 1/4. PA-260 IN 2012 - L2012P27001

Current Zoning Agr Permitted Use _____ Special Use _____

Please explain your project with as much detail as possible:

Erect a 199' tower approximately 500' South of W. Polk Road and 1600' West of N 64th Ave.

The site is needed to provide wireless phone and data coverage in the area of Hwy 31 between Mears and Hart. This site will be available for collocation.

Per code we are 75% of the tower height to the nearest non-residential property (to the West) and are over a 1/4 mile to the nearest residence in all directions.

Applicant Signature Michael Sharlow

Date 11/07/2023

Official Use Only

Zoning Administrator 

Date 12-29-2023

SITE PLAN REVIEW CHECKLIST
GOLDEN TOWNSHIP PLANNING COMMISSION

PROJECT NAME Icon Tower - Kramer DATE REVIEWED _____ DATE APPROVED _____

ITEM	YES	NO	N/A	COMMENTS
NORTH ARROW	X			
PLAN DATE /REVISION DATE	X			
SCALE	X			
VICINITY MAP	X			
PROPERTY OWNER INFORMATION	X			
DEVELOPER INFORMATION	X			
PLAN PREPARER INFORMATION	X			
LEGAL DESCRIPTION	X			
PROPERTY DIMENSIONS	X			
PROPERTY SIZE	X			
NEW LOT SIZE (LENGTH/WIDTH/AREA)			X	
ZONING DISTRICT (SITE)	X			In project description on application.
ZONING DISTRICT (ADJACENT)	X			Same
TOPO / GRADES (EXISTING)			X	
(PROPOSED)				
WATER BODIES (DRAINS, WETLANDS)			X	
EXISTING VEGETATION				
SOIL EROSION PLAN		X		Likely not needed, but will be in construction plans if it is.
STRUCTURES (EXISTING w/ DIMENSIONS)	X			
STRUCTURES (PROPOSED w/DIMENSIONS)	X			
ACCESSORY STRUCTURES (DIMENSIONS)			X	
SETBACKS	X			
STRUCTURE HEIGHT	X			
STRUCTURES WITHIN 50 FEET			X	
RIGHT-OF-WAYS (PUBLIC)	X			
(PRIVATE)			X	
CROSS SECTION (NEW ROADS)			X	
CUL-DE-SACS			X	
ACCEL / DECEL / PASSING LANES			X	
DRIVEWAYS WITHIN 100 FEET			X	
PARKING (EXISTING)			X	
NEW PARKING (LOCATION/DESIGN)			X	Vehicle parking, when needed inside fenced area.
LOADING ZONES (OFF STREET)			X	
EXTERIOR LIGHTING			X	Tower designed 199' to keep from having it lighted
SIDEWALKS (WALKWAYS, BIKEWAYS)			X	
UTILITY SYSTEMS (WATER WELL)			X	No water or sewage required.
(SEPTIC SYSTEMS)				
(STORM WATER RETENTION AREAS)				
SIGNS			X	Only signs are small plaquards on gate with tower/FAA info.
FENCES, WALLS, SCREENING (DESIGNS)	X			
LANDSCAPING			X	
SCREENING OF TRASH RECEPTACLES			X	
NUMBER OF EMPLOYEES			X	Unmanned facility.

11/07/2023

TO: Rod Draper, Zoning Administrator - Golden Township

From: Mike Sharlow – Hoss Consulting – ms@hossconsulting.com

RE: ICON Towers – Mears – Kramer Tower Site Application

Dear Mr. Draper, please accept this application for land use approval to erect a communication tower on Larena Kramer's property on West Polk Road in Golden Township. The proposed tower would be used to place antennas and equipment for any of the major wireless phone and data carriers so they can provide coverage between Hart and Mears and along Hwy 31.

Responses to code and Special Use Requirements;

14.A.2 Purpose and Goals

- A. & B. Protect Residential Areas & Encourage Tower on Non-Residential areas; the proposed site is on agricultural zoned property and over ¼ mile from the nearest residence.
- C. Minimize the number of towers; there are no towers in this area that could meet this coverage objective of Hart, Mears and along Hwy 31.
- D. Promote joint use; this tower will be available for collocation as soon as it's erected.
- E. & F. Promote the location of towers in areas to minimize adverse impacts; the proposed site is on agricultural zoned property and over ¼ mile from the nearest residence.
- G. Promote telecommunications services to the Township which are quick, effective, and efficient; the carriers will be able to use this site for their newest and best technologies for the area.
- H. Protect public health; all equipment on this tower will be FCC licensed and follow all public health regulations.
- I. Avoid potential damage to adjacent properties from tower failure; this tower and its foundation will be professionally engineered. This tower is surround by farmland and wooded areas and in the extremely unlikely event something would happen to it, there's nothing in its surroundings to damage.

14A.5 General Requirements

- A. Principal or Accessory Use: the tower site is on farmland and could be considered an accessory use to that.
- B. Lot Size: the site is on a large tract of farmland and meets all setback requirements.

- C. Inventory of Existing Sites: there are no towers in this area to inventory that could work as alternatives to this site.
- D. & F. Tower finish and antenna color: tower will be unpainted galvanized steel. We're erected thousands of these towers and the nonreflective grey works best to minimize in visual impacts of the tower.
- E. Tower site: the tower site will be set back approximately 500' from the nearest ROW (W. Polk Road) and use the natural screening of mature trees along the road so the area around the base of the tower will not be visible from the ROW or adjacent properties.
- G. Lighting: the tower will only be lit if required by the FAA. This tower will be 199' and under the height of the FAA's general lighting requirement.
- H. State or Federal Requirement: this site will follow all applicable state and federal laws for communication facilities.
- I. Building Codes: this site will be professionally engineered to meet all building and safety codes.
- J. Measurement: tower setbacks were measured in accordance with this section of code.
- K. Essential Service: while this facility isn't being regulated as an essential service, this facility will be essential for provided coverage needed in the areas around Hart, Mears and along Hwy 31.
- L. Franchises: no franchise licenses are required for this site.
- M. Signs: there will be no advertisements or signs in general on this tower or at site facility other than small placards for identification and FAA/FCC requirements.
- N. Metal Towers: the tower will be galvanized to prevent corrosion.
- O. No Interference: the tower and all equipment on it will operate under their respective FCC licenses to not create interference with other frequency uses.
- P. Paving requirement: this is an unmanned facility and only requires parking as needed for maintenance visits. That parking will be inside the fenced tower compound.

ICON TOWER

November 21, 2023

Sent via UPS

To: Rod Draper
Zoning Administrator
Golden Township
5527 W Fox Rd,
Mears MI 49436

Re: *Application for Special Use/construction of Telecommunications Facility_Silver Lake USA-MI-0004_Icon Tower US, LLC, a Delaware limited liability company*

Proposed Site Location: 5055 West Polk Rd, Hart MI 49420 ("the Property")

Dear Mr. Draper:

As per Golden Township guidelines, Icon Tower US, LLC hereby verifies that the telecommunications facility construction project contemplated for the Property will be designed and constructed to facilitate four (4) telecommunications tenants/carriers. The current design anticipates 6400 square feet (80ft x 80ft) of ground space to facilitate four sets of ground equipment, along with a planned 199ft tower, which will be able to support four (4) RAD centers, each with a ten foot (10ft) vertical envelope.

Icon Tower US, LLC's business model is designed to encourage and plan for colocation of multiple tenants as a part of each of our projects.

Please feel free to reach out should you have any questions regarding our ability facilitate additional colocation tenants at this site.

Best,



Daniel Hasselman
Co-CEO
Icon Tower US, LLC

[Notary acknowledgment on following page]

ICON TOWER US, LLC
4250 EXECUTIVE SQUARE, SUITE 900,
LA JOLLA, CA 92037

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Diego }

On 21 November, 2023 before me, Tara Ellen O'Reilly, Notary Public
(insert name and title of the officer)

personally appeared DANIEL HASSELMAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

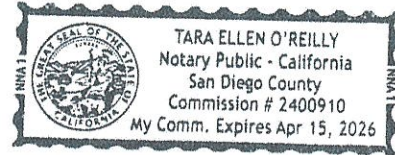
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)





DRAWING INDEX

SITE NAME:	SILVER LAKE
SITE ADDRESS:	5555 WEST FOX ROAD P487 MI 49425
COUNTY:	OCEANA
AREA OF CONSTRUCTION:	RAWLAND
LATITUDE:	43.69778° N
LONGITUDE:	-86.40431° W
LAND/LOG TYPE:	NAD83
JURISDICTION:	GOLDEN TOWNSHIP
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	IL-3
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
LAND OWNER:	GRANGER LARSEN L 5178 WEST FOX ROAD WEAVER, MI 49456
FH:	TBD
TOWER OWNER:	ICON TOWER US, LLC 14000 WOODCROFT SPARK, SUITE 900 LA JOLLA, CA 92037 888.550.7111
CONTACT:	ROBERT COMAY
FH:	PROJECT MANAGER 869.245.7033

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS FACILITY.

- INSTALL 225' SELF-SUPPORT TOWER
- INSTALL 80'X80' LEASE AREA
- INSTALL 50'X50' FENCED COMPOUND
- INSTALL UTILITY SERVICE ON NEW H-FRAME
- INSTALL 20' WIDE ACCESS ROAD

PROJECT MANAGERS:

PROJECT MANAGERS:
HOSS CONSULTING
420 W. 5TH AVENUE
DENVER, CO 80204
303.324.0749
CONTACT: MARK SHARLOW
970.485.2396

AGE FIRM:
T-SQUARED SITE SERVICES, LLC
2550 HIGHLAND ROAD, SUITE 201
HERMANN, PA. 15148
(724) 308-7555
CONTACT: MARK THOMPSON

LOCATION MAP



APPLICABLE CODES / REFERENCE DOCUMENTS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2015 INTERNATIONAL BUILDING CODE
- 2017 NATIONAL ELECTRIC CODE
- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL EXISTING BUILDINGS CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL RESIDENTIAL CODE



CALL MICHIGAN ONE CALL
(800) 482-7171
CALL 3 WORKING DAYS
BEFORE YOU DIG!



PLANS PREPARED FOR



HOSS



420 W 5th Avenue
Denver, CO 80204
303.324.0749

www.hossconsulting.com

T2 7-SQUARED
BYT2 SERVICES
2002 INDEPENDENCE VALLEY PARKWAY, SUITE
100, HARRISBURG, PA 17104
717.606.7705
www.t2square.com

ENGINEERING LICENSE & SEAL:

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF LENDLENE AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF LENDLENE.

DESCRIPTION	DATE	BY	RE
REMOVED ZDS	10.11.23	WS	1
ISSUED FOR REVIEW	09.28.23	WS	0

ICON TOWER SITE NAME:

SILVER LAKE

ICON TOWER ID:
USA-M10004

5055 WEST POLK ROAD
HART, MI 49420

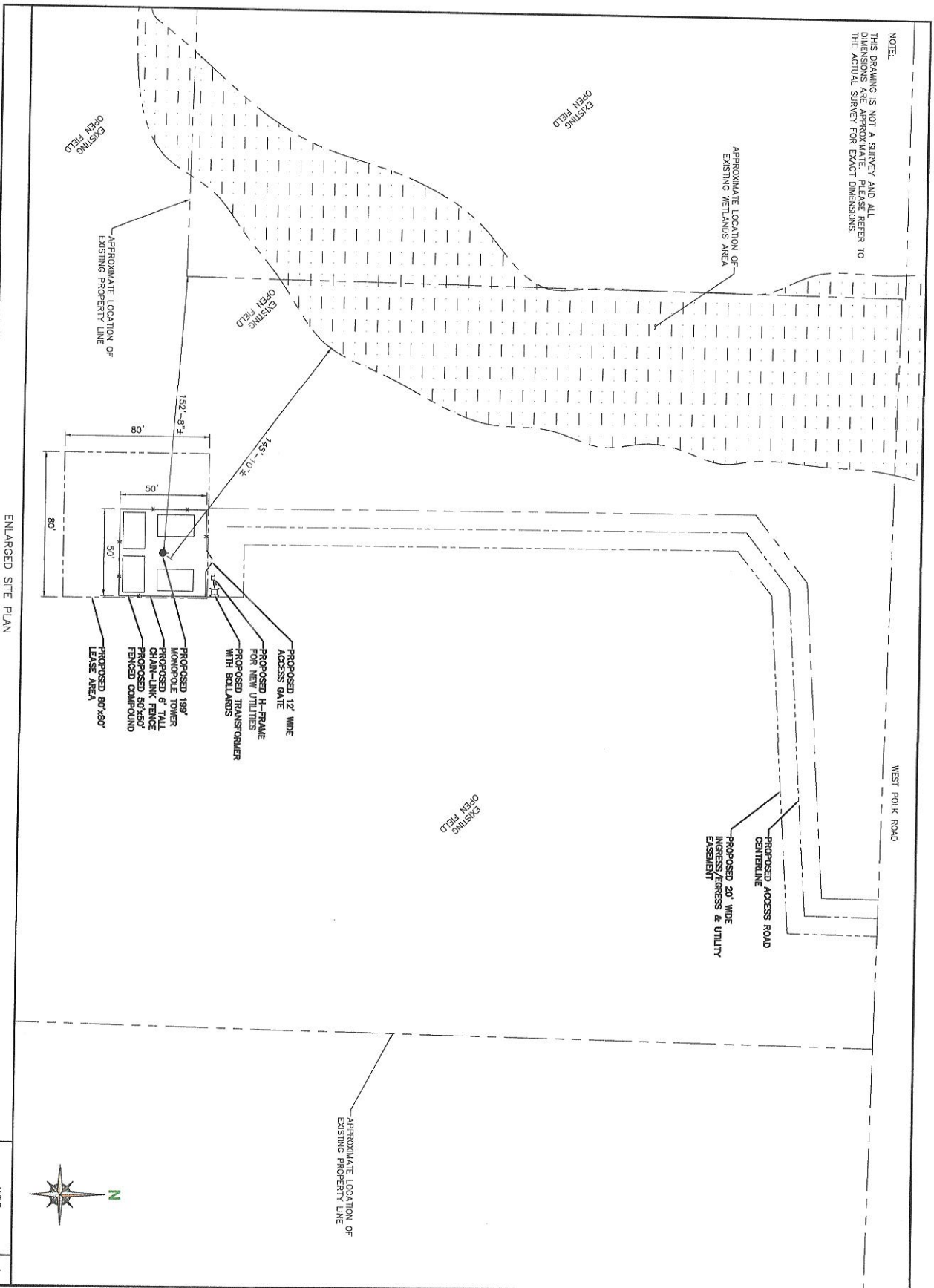
PROPOSED 199'
MONOPOLE TOWER

SHEET NUMBER: —

—
I
—

674

NOTE:
THIS DRAWING IS NOT A SURVEY AND ALL
DIMENSIONS ARE APPROXIMATE. PLEASE REFER TO
THE ACTUAL SURVEY FOR EXACT DIMENSIONS.



ENLARGED SITE PLAN



N.T.S. A

PLANS PREPARED FOR:
ICON TOWER
MONOPOLE TOWER SOLUTIONS

PLANS PREPARED BY:
HOSS
420 W 5th Avenue
Denver, CO 80204
303.324.0749
www.hossconsulting.com

PLANS PREPARED BY:
T-SQUARED T-SITE SERVICES
2201 S. W. 10th Avenue, Suite 100
Denver, CO 80202
303.733.1111
www.t-squared.com

CONTRACT NO. 2017-0000001 FOR SERVICES: U.S.

CONTRACTING AGENCY & SCALE

THIS DOCUMENT IS A CONSULTING AND NOT A LEGAL INSTRUMENT
OR A CONTRACT. IT IS THE PROPERTY OF THE CONSULTING FIRM AND
IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CONSULTING FIRM.

REVISION	DATE	BY	REV
REVISION 1	10/11/21	MS	1
ISSUED FOR REVIEW	10/26/21	MS	1
PROJECT NO.	2017-0000001		

ICON TOWER SITE NAME:
SILVER LAKE

ICON TOWER ID:
USA-M10004

5055 WEST POLK ROAD
HART, MI 49420
PROPOSED 199'
MONOPOLE TOWER

SHEET NUMBER: 0
I.L.D.

Z-2

SPECIAL USE APPLICATION
GOLDEN TOWNSHIP PLANNING COMISSION

In order to process your application for a Special Use Permit please complete this form and return it to the Zoning Administrator with all pertinent materials thirty (30) days before the next scheduled Planning Commission meeting.

Applicant Name Icon Towers

Applicant Address 4250 Executive Square, Suite 900, La Jolla, CA 92037

Applicant Phone Mike Sharlow 970-485-2996

Project Parcel Number 006-024-100-02

Project Address Legal Description MLC853355 QC-L2012P26997 CHGD PER JW IN 91 PT TO 14 IN 03/ PW SEC 24 T15N R18W. 91.4 A M/L PCL B NW 1/4 OF NE 1/4, EXC N 500' OF E 750' OF W 820' THOF & N 3/4 OF E 1/2 OF NW 1/4. PA-260 IN 2012 - L2012P27001

Current Zoning Agr Current Use: Conforming_____ Nonconforming_____

Existing Structures: Conforming_____ Nonconforming_____

Please explain your project with as much detail as possible use additional pages if necessary

Erect a 199' tower approximately 500' South of W. Polk Road and 1600' West of N 64th Ave.

The site is needed to provide wireless phone and data coverage in the area of Hwy 31

between Mears and Hart. This site will be available for collocation.

Per code we are 75% of the tower height to the nearest non-residentail property (to the West)
and are over a 1/4 mile to the nearest residence in all directions.

Applicant Signature Michael Sharlow

Date 11/7/2023

Official Use Only

Zoning Administrator _____

Date _____ Fee Paid _____