

A legally advertised meeting was called to order in the Denton Township Hall by Chairman Fred Chidester at 10:00 a.m.
Board Members Present: Chairman Fred Chidester, Jim Debo, Jim Braid, Carol Asher, Joyce Golden and Morry McLain.
Board Members Absent: Mary Michela.

Others Present: Ben Varney representing ERS Telecom Properties & Pyramid Network Services, Brent Doerr, Austin Babich, Lloyd Bonzo, John Hines-Superintendent/Director of Operations at the Houghton Lake Sewer Authority (HLSA), Pat Inman, Rob LaBelle, Attorney for ERS Telecom Properties and Verizon (later), Zoning Administrator Aleisha Hepfer and Secretary Theresa Wagner.

Motion by Braid supported by Debo to approve the minutes of the Regular Planning Commission meeting held November 10, 2016 as presented.

Ayes 6 Nays 0 Absent 1 Motion Carried.

Chairman Fred Chidester read the following guidelines to be followed:

The Zoning Administrator will give the staff presentation.

The applicant or their agent will state their case fully and furnish the Planning Commission with pertinent information concerning this request.

Following the presentation by the applicant, comments from the audience will be accepted under the following guidelines:

1. All statements or questions from the floor must be directed through the Chairperson.
2. Presentations from the floor will be limited to 5 minutes or less.
3. Each person making a statement will be asked to state their name and address.
4. The Board reserves the right to question any speaker.
5. Be as brief and factual as possible.
6. Please refrain from repeating what has been said before and please do not involve personalities.
7. Those in favor of the request will be heard first.
8. Those opposing the request will be heard last.

At the conclusion of the floor presentations, the chairperson will close the meeting to the public, and the Planning Commission will deliberate the matter and arrive at a decision at today's meeting.

Case #2016-008PC.

Ben Varney representing ERS Telecom Properties-Pyramid Network Services, requested a Special Use Permit and site plan approval for the proposed cell tower at the Denton Township Compost Site, 2447 W. Level Park Rd., Prudenville, (72-003-022-003-0020).

Mr. Varney stated there is a need for wireless carriers in the area, especially in the summer months with increased population. It is also extremely important to the 911 Emergency Services, as the majority of emergency calls come from cell phones. He stated the tower will have natural cover and will not be seen by any neighbor. There will be no lighting required on the top of the tower and only minimal lighting at base. Mr. Varney also added that they have been working with the township for some time now and they will be entering into an agreement with Denton Township provided the Zoning Board of Appeals (approved) and Planning Commission approve the site plan.

Discussion followed on the specs of the tower and how it is engineered to collapse upon itself if ever it were to come down in a storm, etc. Mr. Varney also added that each county has a wind and ice factor they go by when a new tower is planned to go up. They have a county-by-county "wind and ice factor" they follow in order to make each tower as safe as possible. The compost site is a perfect location for the tower.

Zoning Administrator Hepfer informed the Board of the variances approved pertaining to this case at the Zoning Board of Appeals on December 9, 2016.

John Hines, Superintendent/Director of Operations at the Houghton Lake Sewer Authority (HLSA), stated the HLSA is in favor of the request for the cell tower because they own the property directly west of the compost site, which their sewer ponds occupy, and it is very important for them to get alarm signals via cell phone from the site. Discussion followed.

Chairman Chidester asked for comments from the floor for or against the request. There were none.

Motion by Braid supported by Golden to grant the special use permit & site plan approval to ERS Telecom Properties-Pyramid Network Services, to allow a 195 ft. self-supporting three-sided cell tower on the Denton Township Compost Site, including the installation of panel antennas, associated appliances, coax cables and mounts, as requested, per #1, 2 and 5 of 310-73-A and sub sections 310-42-G-3.

Ayes 6 Nays 0 Absent 1 Motion Carried.

There being no further business,
The meeting adjourned at 10:25 a.m.

Respectfully submitted,

Theresa M. Wagner, Secretary