

**ROSE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
January 5, 2017**

The following residents and guests signed in as present:

Tom Wirth	Steve Lenar	Fred Low	Mark Bolan
Ken Boyd	Pam Lewis Boyd		

Other(s) present: Clerk/Debbie Miller, Chris Gruba (LSL Planning), Zoning Administrator/David Plewes

The regular meeting of the Rose Township Planning Commission was called to order at 7:30 p.m. at the Rose Township Hall, 9080 Mason Street, Rose Township, Michigan.

Board Members Present: Stanczyk, Claus, Brooks, Noble, Jung  
Board Members Not Present (excused): Fuller, Lynn

**APPROVAL OF AGENDA:**

**A. Approval of Proposed Agenda for January 5, 2017.**

Add line items: 9(B) Follow-Up 11.3.16 and 9(C) Special Land Use filing fees

**Moved by Claus, seconded by Noble, motion carried to approve the Agenda as amended.**

**Voting Yes: Stanczyk, Noble, Jung, Claus, Brooks  
Voting No: None  
Not Present: Fuller, Lynn**

**APPROVAL OF MINUTES:**

**A. Approval of Regular Meeting Minutes of November 3, 2016.**

**Moved by Jung, seconded by Stanczyk, motion carried to approve the November 3, 2016 meeting minutes as submitted.**

**Voting Yes: Noble, Jung, Stanczyk, Claus, Brooks  
Voting No: None  
Not Present: Fuller, Lynn**

**PUBLIC COMMENTS ON AGENDA ITEMS (EXCLUDING PUBLIC HEARINGS):**

Pam Lewis Boyd, Resident requests dog kennels be located at least one (1) mile away from one another, helps with noise problem.

Tom Wirth, Resident asks the Board to review the State of Michigan's bill regarding puppy mills. Resident asks the Board to restrict puppy mills as much as possible, limit to a 5 maximum breeding dog capacity. Resident states dog kennels only becomes a noise issue when dogs are outside, therefore, consider limiting number of dogs outside at one time and for certain periods of time.

Unidentified Resident states we are setting criteria for our unique Township, not according to other community standards.

## **COMMUNICATIONS:**

Mr. Plewes received the Planning Commission/Road Report and the proposed dog kennel's status memorandum for informational purposes. Both communications are on file with the Clerk's office.

## **COMMITTEE REPORTS:**

### **A. Dog Kennel Ordinance (Review Existing, Compare to Adjoining Townships, Provide Suggestions).**

Jung states the Committee compared Rose Township's ordinance with surrounding community ordinances and found Rose Township's Ordinance comparable. Looking into density language, nothing in the state with restriction.

## **PUBLIC HEARING:**

### **A. Special Land Use for Chaille Tower Consultants for Parallel Infrastructure, Installation of Wireless Communication Facility, Monopole Tower (175 feet overall) at 2375 E. Rose Center Road (06-36-301-003).**

Chris Gruba (Planner/LSL Planning) states an application was received for new cell tower construction, located on a private parcel (Pepper Rd., north of Rose Center Rd). Property is currently zoned M1 Industrial which would allow for a cell tower. Applicant is requesting a special land use from Planning Commission to construct a cell tower, then requesting site planning review. The proposed building site is 53 acres, cell tower would be 175 feet tall. Applicant is on behalf of Verizon Wireless. There would be evergreen screening as provided by ordinance, avoiding tree removal.

Fred Low, Chaille Tower Consultants ("Chaille"), Verizon Wireless would be under a contractual relationship with Chaille. Location is carefully decided upon, environmental survey conducted (phase 1 and 2) due to close proximity of dump site, tower height is limited, existing towers are considered first, minimize tree removal, variance requested. Will minimize imprint of cell tower sites, it is normal to use a concrete shelter on site. However, currently, fiber optics are run, sites controlled remotely and a site shelter is unnecessary.

### ***Open public hearing at 8:09 p.m.***

Does this use/construction change taxable value of property? Plewes responds the Oakland County Assessor will determine if any increase, value would likely go up. Fred Low responds commercial use and would be an improved property and any increase in tax amount is paid by tower owner. Mr. Lenar states Rose Pioneer school was approached for installation of cell tower last year.

### ***Close public hearing at 8:14 p.m.***

## **NEW BUSINESS:**

### **A. Site Plan Review for Chaille Tower Consultants for Parallel Infrastructure, installation of wireless communication facility, monopole tower (175 feet overall) at 2375 E. Rose Center Road (06-36-301-003).**

Claus asks when phase 2 will be contemplated. Mr. Low responds no construction will begin until this phase is completed. Claus asks if tower can be on public and private. Mr. Low responds both. Rose Township has an ordinance in place regarding placement.

Claus asks if planning commission has pursued public land?

Jung concerned about contamination.

Plewes asks regarding deed restriction. Mr. Low states phase 1 and phase 2 cover concerns.

Jung asks about close proximity wetlands. Mr. Low responds there are wetlands to the south. Site is up on a hill. Wet land specialists perform a wetland study in phase 1.

Claus asks if other sites were considered, why this site? Mr. Low states school and park property were not considered due to ordinance/location restrictions and engineer recommendations, did not fit into system requirements

Noble asks if schools are public property were they considered or studied. Mr. Low responds yes, schools were looked at. Engineers did look at this option, distances too far from tower requirements.

Jung states Oak tree trimming should be done now, native species planting and lighting.

Plewes reminds the Board to consider other uses that may be requested under M1 zoning.

Claus asks what advantage will a property owner receive. Mr. Low responds the property would be leased by cell phone tower and payments made to property owners. Mr. Low also states the cell tower would be removed if it becomes obsolete.

Brooks states a surety bond for removal if abandoned may be required or considered.

Mr. Low states stamped drawings would be drafted/completed upon Board approval.

Noble states a bond should definitely be a condition for approval of special land use. Mr. Low agrees with bond issue.

**Moved by Brooks, seconded by Stanczyk, motion carried to approve the special land use for Chaille Tower Consultants conditional upon them obtaining a surety bond guarantee in appropriate amount as determined by Township Attorney to provide protection to Township in event tower is abandoned and requires demolition and removal.**

**Voting Yes: Brooks, Noble, Jung, Stanczyk, Claus**  
**Voting No: None**  
**Not Present: Fuller, Lynn**

**Amended: Moved by Noble, seconded by Brooks, motion carried to amend the aforesaid motion by deleting reference to Chaille Towner Consultants be inserting Parallel Infrastructure (Owner) be issuer of the required surety bond.**

**Voting Yes: Noble, Jung, Stanczyk, Brooks**  
**Voting No: Claus**  
**Not Present: Fuller, Lynn**

**Moved by Brooks, seconded by Noble, motion carried to approve postponement of this matter.**

**Voting Yes: Jung, Claus, Stanczyk, Noble, Brooks**  
**Voting No: None**  
**Not Present: Fuller, Lynn**

**B. Follow-Up/November 3, 2016 Meeting, 3<sup>rd</sup> Page**

Noble notes site plan add items. Plewes states he received a copy of site plan review noting location of dumpsters and unloading/loading procedures.

**C. Special Land Use Filing Fees**

Noble asks as to site plan filing fees. Mr. Plewes states there is a \$75.00 fee.

**OLD BUSINESS:**

None.

**TABLED ITEMS:**

None.

**DISCUSSION ITEMS:**

Brooks suggests Board review Ordinance/Section 38-1.12.

**ANNOUNCEMENTS:**

- A. **Rose Township Board report** – Glen Noble states the Township Board is interested in dog kennel ordinance.
- B. **Comments by Township Planner** – None.
- C. **Next Regular Planning Commission Meeting** – February 2, 2017 - 7:30 p.m. (tentative)
- D. **NOCFA Board Meeting** – January 19, 2017 – 6:30 p.m. – Holly Township Hall
- E. **Next Township Board Meeting** – January 11, 2017 at 7:30 p.m.
- F. **24/7 Rose Township Recycling** – 9080 Mason Street, Holly, MI
- G. **Zoning Board of Appeals** – February 7, 2017, 7:30 p.m. (tentative)


**BRIEF PUBLIC COMMENT – General Items NOT on Agenda (limit comments to 3 minutes each item):**

None.

**ADJOURNMENT:**

Meeting adjourned at 9:20 p.m.

Approved/Corrected—

  
Debbie Miller, MMC, CMMC  
Rose Township Clerk