

BRIDGEWATER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING FOR
ZONING ORDINANCE AMENDMENTS

Notice is hereby given that the Bridgewater Township Planning Commission will hold a public hearing on **Monday, September 12, 2016** at **7:00 p.m.** in the Township Hall (10990 Clinton Road) for the purpose of receiving comments on proposed amendments to Section 11.38 (Wireless Communication Facilities) of Zoning Ordinance No. 67 to update height, setback and other standards for private towers and antennae for amateur (HAM) radio, TV reception, private wireless Internet and similar facilities.

The proposed amendments are available for review on the Township website at **<http://twp-bridgewater.org/>**, or at the Township Hall by appointment through the Township Clerk's office; please call (517) 456-6725. Written comments on the proposed amendments may be mailed to: David Horney, Planning Commission Chair, 8254 Boettner Road, Saline, MI 48176, or sent via email to the Township's Planning Consultant at Rodney@BuildingPlace.net.

Necessary and reasonable auxiliary aids and services will be provided to individuals with disabilities at the public hearing upon five days' notice to Clerk Fromhart; by phone at (517) 456-6725 or mail to Bridgewater Township Clerk, 10990 Clinton Road, Manchester, MI 48158.

ORDINANCE NO. 67-_____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF BRIDGEWATER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

Pursuant to the authority vested in it by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, Bridgewater Township, Washtenaw County, Michigan ordains the following amendments to Section 11.38 (Wireless Communication Facilities) of the Bridgewater Township Zoning Ordinance No. 67 to update the height, setback, and other standards and approval requirements for private towers/antennae for amateur (HAM) radio, TV reception, private wireless Internet, and similar facilities.

[Additions are shown in blue underlined text, and deletions are shown in ~~red-strikethrough~~ text]

BRIDGEWATER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:

SECTION 1.

Section 11.38, subsection "C" (Type of Review Required) is hereby amended to revise the approval requirements for certain types of private towers and antennae under the "Amateur Radio Antennae and Similar Facilities" category, as follows:

Section 11.38 Wireless Communication Facilities.

C. Type of Review Required.

Wireless communications facilities shall be reviewed in accordance with the following:

Type of Wireless Communications Facility	Required Review and Approval		
	Planning Commission	Zoning Administrator	Exempt
NEW TOWERS AND ANTENNAE			
Construction, alteration or enlargement of a wireless communication tower.	●		
Antenna(e) installation on an existing principal building or accessory structure that includes use of a ground equipment enclosure area outside of the existing building or structure.	●		
Antenna(e) installation on an existing principal building or accessory structure where all accessory equipment is installed within the existing building or structure.		●	
EXISTING TOWERS			
Alteration or enlargement of a wireless communication tower conforming to maximum height requirements that includes an increase in the overall tower height by more than 20 feet or 10% of its original height, whichever is greater. Also see Section 60.26F (Special Provisions for Review of Certain Alterations and Collocations).	●		

Type of Wireless Communications Facility	Required Review and Approval		
	Planning Commission	Zoning Administrator	Exempt
Alteration or enlargement of a wireless communication tower conforming to maximum height requirements and without increasing the overall tower height by more than 20 feet or 10% of its original height, whichever is greater.		●	
Expansion of a previously approved ground equipment enclosure to a total area greater than 2,500 square feet. Also see Section 60.26F (Special Provisions for Review of Certain Alterations and Collocations).	●		
Expansion of a previously approved ground equipment enclosure area to a total area less than or equal to 2,500 square feet.		●	
Construction or expansion of equipment building(s) within an approved ground equipment enclosure.		●	
Collocation of new antennae on an existing tower conforming to maximum height requirements that includes an increase in the overall tower height by more than 20 feet or 10% of its original height, whichever is greater. Also see Section 60.26F (Special Provisions for Review of Certain Alterations and Collocations)	●		
Collocation of new antennae on an existing tower conforming to maximum height requirements and without increasing the overall tower height by more than 20 feet or 10% of its original height, whichever is greater.		●	
Installation of new ground equipment within an approved ground equipment building or enclosure.		●	
SATELLITE DISH ANTENNAE			
Installation of a satellite dish antenna with a diameter of less than 1.5 meters.			●
Installation of a satellite dish antenna with a diameter 1.5 meters or larger.		●	
AMATEUR RADIO ANTENNAE AND SIMILAR FACILITIES			
Installation of an amateur radio transmission and or reception antenna or antenna structure up to a maximum height of 60-65.0 feet.		●	
Installation of any amateur radio transmission and or reception antenna or antenna structure, <u>short wave facility, contractor's business antenna structure, television reception antenna, wireless Internet antenna or similar facility</u> that exceeds 60-65.0 feet in height, or exceeds the maximum permitted height in the zoning district.	●		

Type of Wireless Communications Facility	Required Review and Approval		
	Planning Commission	Zoning Administrator	Exempt
Installation of a citizen band radio base station antenna structure, <u>short wave facility</u> , contractor's business antenna structure, television reception antenna, or wireless Internet antenna for personal use , or similar facility exceeding 14 feet in height, up to the a maximum permitted height in the zoning district of 65.0 feet.		●	
Installation of <u>a citizen band radio base station antenna structure</u> , short wave facilities, <u>contractor's business antenna structure</u> , amateur radio reception-only antenna, television reception antenna, or wireless Internet antenna or similar facility up to a maximum height of 14 feet.			●
Installation of municipal and other facilities subject to federal or state preemption of local authority.			●
OTHER PROJECTS			
Repair, service or maintenance of an existing wireless communications facility, provided that all work is in compliance with approved plans, permits and applicable codes.			●
Telecommunication facilities as defined by the METRO Act (P.A. 48 of 2002, as amended).			●

SECTION 2.

Section 11.38, subsection "L" (Standards for Amateur Radio Antennae) is hereby retitled and amended to revise the yard standards and limitation on the number of permitted amateur radio antennae on a lot, as follows:

Section 11.38 Wireless Communication Facilities.

L. Standards for Amateur Radio Antennae and Similar Facilities:

Amateur radio antennae, short wave facilities, citizen band radio base station antennae, contractor's business antennae, television reception antennae, wireless Internet antennae, and similar facilities shall be permitted in any zoning district, subject to approval per Section 11.38C (Type of Review Required) and the following standards:

1. Such antennae shall be accessory to a principal building or land use on the same lot, ~~and shall be located in the rear yard area outside of any required yard setback area, and shall be limited to lots with adequate lot area to accommodate the minimum requirements of this subsection.~~
- ~~2. Amateur radio antennae shall be limited to lots with adequate lot area to accommodate the minimum requirements setback of this subsection.~~

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- ~~3. A maximum of one (1) amateur radio antenna shall be permitted per zoning lot, with a minimum setback from all lot boundaries equal to one hundred percent (100%) of its height.~~
- 4.2. A minimum setback from all lot boundaries shall be required equal to one hundred percent (100%) of the overall height of the facility. For retractable, telescoping, or tilt-down antennae, the height and minimum required setback distance shall be ~~equal to~~ established by the height of the antenna structure in the "down" or retracted position. Such antennae shall be maintained in the "down" or retracted position when not in use.

SECTION 3.

All ordinances and amendments thereto that are in conflict with this Ordinance are hereby repealed.

SECTION 4.

Adopted by the Township Board of Trustees for Bridgewater Township, Washtenaw County, Michigan, at a meeting of the Township Board held on the _____ day of _____, 20____. This ordinance shall become effective on the eighth (8th) day following publication thereof.

Dated: _____, 20____ _____
Ron Smith, Supervisor

Laurie Fromhart, Clerk

CERTIFICATION

The above Ordinance No. _____ was adopted at a meeting of the Bridgewater Township Board of Trustees on the _____ day of _____, 20____; and published in the _____, a newspaper of general circulation in Bridgewater Township, Washtenaw County, Michigan on the _____ day of _____, 20____.

Laurie Fromhart, Clerk
Bridgewater Township Clerk