

## **SECTION 1225 SITE PLAN REVIEW**

This section sets forth the requirements for the site plan review process in Bridgewater Township.

*[Sub-sections A – E of Section 1225 remain the same.]*

### **F. Administrative Review for Wireless Communication Facilities**

The Township Zoning Official may review a site plan for a wireless communication facility without submission to the Planning Commission, subject to all of the criteria, requirements and standards set forth in this Article and the following standards:

1. The Zoning Official may review and consider for approval, conditional approval or denial of site plans without submission to the Planning Commission in the following cases:
  - a. Colocation on an existing wireless support structure.
  - b. Colocation on an existing electric transmission tower.
  - c. Colocation on other existing structures.
2. The Zoning Official ~~is authorized to~~ will employ the Township Planner, and if deemed necessary, the Township Engineer or other experts to assist in the review of site plans submitted under this section.
3. At the direction of the Zoning Official, any information required in Section 1225 of the Zoning Ordinance may be required for administrative site plan approval. However, at a minimum, submissions of a site plan must include the following information:
  - a. Proprietors', applicants, and owners names, addresses and telephone numbers.
  - b. Date (month, day, year), including revisions.
  - c. Title Block and Scale.
  - d. Northpoint.
  - e. Proposed and existing structures, roads, landscaping, etc. on the parcel, and within one hundred (100) feet of the parcel.

4. The Zoning Administrator shall consider the criteria set forth in Section 1225 and Section 1423 in the review of the site plans submitted under this Section.

~~F.G.~~ Expiration of site plan approval.

*[Text within this sub-section remains the same.]*

~~G.H.~~ Fees.

*[Text within this sub-section remains the same.]*

~~H.I.~~ Performance Bond for Utility Connections.

*[Text within this sub-section remains the same.]*

~~I.J.~~ Approval and Issuance of Building Permits.

*[Text within this sub-section remains the same.]*

~~J.K.~~ Amendments of Approved Site Plans.

*[Text within this sub-section remains the same.]*

~~K.L.~~ Inspection.

*[Text within this sub-section remains the same.]*

~~L.M.~~ Staging or Phasing of Development.

*[Text within this sub-section remains the same.]*

~~M.N.~~ Certificates of Occupancy and Performance Guarantees.

*[Text within this sub-section remains the same.]*

~~N.O.~~ Violations and Enforcement.

*[Text within this sub-section remains the same.]*

**SECTION 1238 WIRELESS COMMUNICATION FACILITIES**

A. Wireless Communication Facilities shall be permitted in the AG, SF, C, and LI districts in accordance with the following table:

<b>Tier</b>	<b>Description</b>	<b>Type of Use</b>	<b>Type of Approval</b>	<b>Conditions</b>
<b>1</b>	Colocation on existing wireless support structure	Principal Permitted	Administrative Approval	Existing facility shall have been pre-approved for collocation.
	Colocation on electric transmission tower	Principal Permitted	Administrative Approval	Colocation shall not materially alter the structure and/or result in impairment of sight lines or other safety interests
<b>2</b>	Colocation on other existing structures	Principal Permitted	<u>Administrative Approval</u>	Stealth design <sup>1</sup> required
<b>3</b>	Stealth design <sup>1</sup> structure on public/quasi public land within preferred area <sup>2</sup> , 150 foot maximum height, first support structure in area.	Principal Permitted	Site Plan Approval	Applicant must demonstrate that a Tier 1 or 2 approach would have the effect of prohibiting service
<b>4</b>	Monopole within preferred area <sup>2</sup> , 150 foot maximum height, first support structure in area, and either: a) hidden in wooded area b) on public/quasi-public land	Special Land Use	Site Plan and Special Land Use Approval	Applicant must demonstrate that a Tier 1-3 approach would have the effect of prohibiting service.
<b>5</b>	Monopole within preferred area <sup>2</sup> , 150 foot maximum height, first support structure in area, but not meeting Tier 4 description	Special Land Use	Site Plan and Special Land Use Approval	Seed to obscure tower behind barn, silo, or similar structure; Applicant must demonstrate that a Tier 1-4 approach would have the effect of prohibiting service

<b>Tier</b>	<b>Description</b>	<b>Type of Use</b>	<b>Type of Approval</b>	<b>Conditions</b>
<b>6</b>	Monopole outside of preferred area <sup>2</sup>	Special Land Use	Site Plan and Special Land Use Approval	Applicant must demonstrate that a Tier 1-5 approach would have the effect of prohibiting service
	Any Antenna mount or tower 151-199 feet in height			
	Additional support structure in preferred area <sup>2</sup>			
<b>7</b>	Facility outside of permitted zoning district	Special Land Use	Site Plan and Special Land Use Approval	Applicant must demonstrate that a Tier 1-6 approach would have the effect of prohibiting service
	Any antenna mount or tower over 199 feet in height			
	Any lattice or guyed tower			

<sup>1</sup> Stealth design must have the effect of making the support structure and antenna less visibly obtrusive.

<sup>2</sup> Preferred areas for wireless communication facilities are identified by the adopted *Bridgewater Township and Manchester Township Wireless Facilities Master Plan*.

*[Sub-section B of Section 1238 remains the same.]*

**SECTION 1423 COMMERCIAL BROADCAST AND WIRELESS COMMUNICATION FACILITIES**

Commercial broadcast and wireless communication facilities may be permitted in certain districts, as specified in this Ordinance, subject to the following:

A. Standards and Conditions Applicable to All Commercial Broadcast and Wireless Communication Facilities

1. Facilities shall not be demonstrably injurious or otherwise detrimental to the public safety and welfare.
2. Facilities shall be located and designed to be harmonious with the surrounding areas. If the applicant is proposing to construct a new support structure, the use of monopole towers shall be required unless the applicant demonstrates that monopole towers are not feasible for the proposed use.

*[Sub-sections A.3 to A.4 of Section 1423 remain the same.]*

5. The following additional standards shall be met:

*[Sub-sections A.5.a to A.5.f of Section 1423 remain the same.]*

- g. ~~Support structures~~ If a new support structure is proposed, it shall be constructed in accordance with applicable building codes. A soils report from a geotechnical engineer, licensed in the State of Michigan shall be submitted. This report shall include soil borings and confirmation of the suitability of soils for the proposed use. Federal Aviation Administration, Federal Communication Commission, and Michigan Aeronautics Commission requirements shall be noted.
- h. If a new support structure is proposed, a maintenance plan, and any applicable maintenance agreement, shall be presented and approved as part of the site plan for the proposed facility. If an antenna only is proposed to be mounted on an existing building, then proof that a maintenance agreement between the property owner and the applicant must be submitted to the Township as part of the Administrative Review process.
- i. ~~A landform buffer, buffer strip, or screen wall and adjacent greenbelt shall be provided in accordance with Section 1216.~~ If a new support structure is proposed, the Planning Commission, after considering the type, size and height of all equipment being proposed, may require ~~additional~~ landscaping or screening where the Planning Commission determines it is necessary to minimize the impact on adjacent properties.

*[Sub-sections A.5.j to A.5.k of Section 1423 remain the same.]*

6. If a new support structure is proposed, the application shall include a certification by a State of Michigan licensed Professional Engineer regarding the manner in which the proposed structure will fall.

*[Sub-sections A.7 through E of Section 1423 remain the same.]*