I. 12-Sep-16 meeting called to order 7:04 P.M. by Dave Horney

II. Roll Call

Cal Messing Dave Horney Mark Iwanicki Ron Smith Tom Wharam

III. Citizen Participation

• None

IV. Review and Approve Agenda

- Motion to approve the agenda as amended Dave Horney
- Second to motion Cal Messing
- Vote unanimous

V. Approval of Minutes

- Motion to approve minutes from 8-Aug-16 as presented Ron Smith
- Second to motion Dave Horney
- Vote unanimous

VI. Public Hearings

A. Zoning ordinance for antenna structures

- Motion to recess meeting at 7:08

 Dave Horney
- · Second Ron Smith
- Roll Call Vote: Cal Messing yes
 Ron Smith yes
 Dave Horney yes
 Mark Iwanicki yes
 Tom Wharam yes
- Rodney Nanney described the difference between HAM radio antennas and other antennas; will now
 have one standard for all antenna towers; raised standard to 65°
- Antenna and tower over 65' will need a Special Use Permit; antenna and towers under 65' just need zoning ordinance permission
- Mark Sondeen commented on the tower and antenna that he plans to install
- Cal Messing asked about why the setback is for a retracted antenna is measured with the antenna down; Mr. Nanney said that this is considered the normal position
- Aaron Enzer commented that there are other structures, such as trees and utility poles that are taller than 65'
- Rodney Nanney said that the fee schedule could be revised for antenna Special Use Permit
- Mark Iwanicki asked how difficult it is to have an escrow; Mr. Nanney explained the tasks involved;
 Ron Smith said this is already being done; Michelle McQueer agreed that this is already being done
- Cal Messing said that antenna and towers > 65' require a public hearing
- Motion to close public hearing at 7:45– Dave Horney
- Second to motion Cal Messing
- Roll Call Vote: Cal Messing yes
 Ron Smith yes
 Tom Wharam yes

VII. Old Business

B. Enzer conditional use permit

· Aaron Enzer described his current situation and the need for an internet solution for the fireworks

Tom Wharam 10/14/16 <u>6:54 P</u>W

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and IT businesses

- Mr. Enzer will install a 160' self supporting tower of lattice design, there will be a 160' setback; he
 could retransmit to other customers
- Mr. Messing asked were the sending tower is; Aaron Enzer said it is about ¼ mile south of Obertron; it is 100' tall
- Mr. Iwanicki asked if nothing could be in the way; Aaron said that because of the low power and high frequency that the path must be clear
- Mr. Messing ask if others are using this tower by Obertron; Mr. Enzer said that it goes to his house on Austin Road and the tower owners home
- Dave Horney talked about the issues listed in the consultant's report; specifically:
 - Color must be white; Rodney Nanney stated that this is a non-issue
 - Removal bond; Mr. Enzer showed the cost of removal which is insignificant
 - Reuse of tower so there is no engineering certificate; Mr. Enzer has the original engineering certificate
- Mr. Horney asked if tower can be climbed for maintenance purposes; Mr. Enzer said that is can
- Mr. Messing asked if there are requirements to keep people out; Mr. Enzer said that there was not
- Motion to approve the Conditional Use Permit with the following conditions:
 - o The tower being galvanized and not white
 - o A \$0.00 performance guarantee for future removal bond
 - Acceptance of 21-Jun-16 Barrlett letter as an engineering certification for this tower Dave Horney
- Second to motion Cal Messing

Roll Call Vote: Cal Messing – yes
 Ron Smith - yes
 Dave Horney - yes
 Mark Iwanicki - yes
 Tom Wharam - yes

C. Zoning ordinance revision – wireless communications facility

- Motion to recommend that the board of trustees approve the zoning ordinance update to section 11.38; draft date of 9-Aug-16 - Cal Messing
- Second to motion Dave Horney

Roll Call Vote: Cal Messing – yes
 Ron Smith - yes
 Dave Horney - yes
 Mark Iwanicki - yes
 Tom Wharam - yes

VIII. New Business

A. Derelict buildings

- Mr. Nanney gave a little background of why this is needed and where the ordinance came from
- This is a regulator ordinance so the board must approve it
- Mr. Iwanicki asked how far down into the earth does one have clean up; Mr. Nanney said removal of building and foundation; state construction code regulates most of this
- The ordinance would allow the inspector on private property; inspector would still get the
 permission of the owners
- Mr. Smith said that the township can get into trouble for a lack of action
- Mr. Horney asked about a barn being used for farming; Mr. Nanney said if being used is not dangerous by definition
- · This will be held over until next month

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IX. Communications

- A. Report from Zoning Administrator Rodney Nanney
 - A report was provided and is on record the zoning ordinance
- B. Report on 1-Sep-16 Board of Trustees meeting Ron Smith
 - A report was provided and is on record

X. Informational Items

Rodney Nanney talked about medical marijuana; state bills were based on partitions that failed; state
senate bottled them up; forced out of committee; the bills got approved anyway; the township will
now need to update medical marijuana in zoning ordinance; it can regulated.

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XI. Public Comment

• None

XII. Adjournment

- Next planning commission meeting is 10-Oct-16 at 7:00 P.M.
- Motion to adjourn Dave Horney
- Second to motion Cal Messing
- Vote unanimous

Meeting adjourned at 9:02 P.M.

Tom Wharam 10/14/16 6:54 PM

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