

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
MONDAY 7 PM JUNE 20, 2022
AGENDA

I. CALL TO ORDER

At 7pm

II. ROLL CALL AND DETERMINATION OF A QUORUM

A. Members Present: Horney, Oliver, Barr, Barbu

B. Members absent: Iwanicki

QUORUM PRESENT

Others present, Township: Rodney Nanney, Angela Carnahan, Michelle McQueer,
Laurie Fromhart

Others present, Public:

Glen Finkbeiner, 12250 E Michigan Ave, Clinton

Mike Impellizzeri, 9144 Willow Rd, Saline

Kri Krause, 4375 Clinton-Macon Rd, Clinton

III. REVIEW AND APPROVE AGENDA

A. Moved by Horney, 2nd Oliver. MOTION PASSED.

IV. APPROVAL OF MINUTES

A. MAY 16, 2022 Planning Commission meeting

a. Moved by Horney, 2nd by Oliver

b. MINUTES approved with changes

V. CITIZEN PARTICIPATION

None.

VI. PUBLIC HEARINGS – Tillman/Melinger 9129 Willow Rd. ATT cell tower application

A. 7:07 pm Horney moves to close township meeting and open public hearing. Barr 2nd.

Aye: Oliver, Barbu, Horney, Barr

No: None

MOTION CARRIED.

B. DISCUSSION

a. Noted that applicant did not attend the meeting, and that the application was sloppy, including lack of requested details, and wrong name for owner of property. PC members received full application details electronically on Saturday, June 18th – two days prior to the regular PC meeting.

b. Nanney noted that complete application starts the clock ticking. Stated that it is the Zoning Administrator (ZA) that declares application complete, and he had done so.

c. PC has possibility to deny, which resets clock, approve conditionally or not approving. If 90 days pass, application is automatically approved, which falls somewhere near end of July.

- d. PC reviewed conditions for approval which are dependent on ZA for review and acceptance. Not likely that requirements for approval could be met within remaining 90-day timeline.
 - e. Public Comments: Public comment from Kris Krause (owner) noting that no trees on property had yet been cut. Public comment from Finkbeiner about where the location is relative to property line. Finkbeiner asked why co-location to current tower on Neblo Rd had not been considered. Response: it was outside the perimeter defined by AT&T.
- C. 8:17 pm Horney moves to close public hearing and re-open PC meeting. Oliver 2nds.
Aye: Oliver, Barbu, Horney, Barr
No: None
MOTION CARRIED.
- D. Horney entertain motion for conditional approval for Tillman construction of 198' tower given conditions submitted by Angela and Rodney, and as read by Nanney. Motion Language as Exhibit A on next page. Horney moves to accept the motion as read by Nanney. Oliver 2nds.
Aye: Oliver, Barbu, Horney, Barr
No: None

VII. OLD BUSINESS

- A. Shared driveways - General discussion about shared driveways. Rodney and Angela are going to prepare some additional information for next meeting which will provide more information about different level options for private roads, including costs and construction alternatives. Township Engineer will be asked to attend.

VIII. NEW BUSINESS

None.

IX. COMMUNICATIONS

- A. Zoning Administrators Report
- B. Trustees Report

X. INFORMATIONAL ITEMS

- A. Nanney: Hearings in Lansing around sand & gravel. Opinion that nothing will happen prior to election.
- B. Barbu – Nature center
- C. Motion to skip July meeting due to lack of a quorum. Oliver Motioned, Barbu 2nd. Motion passed. Next meeting August 15th at 7 pm.

XI. PUBLIC COMMENT

None.

XII ADJOURNMENT

Motion to adjourn Horney, 2nd Oliver. Motion passed at 9:35pm

Exhibit A: MOTION LANGUAGE FOR CONDITIONAL APPROVAL OF TILLMAN CONSTRUCTION OF ATT CELL TOWER APPLICATION, AS READ.

Planning Commission motion to approve the application and site plan dated 05/12/2022 from Tillman Infrastructure to construct a 198'0" foot tall monopole-style wireless communication tower and ground equipment enclosure at 9129 Willow Rd., Saline, MI 48176, and PID: Q-17-25-200-013 in the AG (General Agriculture) District, finding that the plans can conform to the requirements of Section 11.38, subject to the following findings and conditions:

1. The design requirement in Section 11.38.I.9.b. that requires the monopole be painted white SHALL BE waived. The applicant's proposal for a galvanized steel tower design is APPROVED.
2. Submittal of a complete application and fee for an addressing assignment to the Township Clerk and issuance of an assigned tower address, prior to submittal of any building permit application.
3. Submittal of an insurance and engineering certificate for Zoning Administrator review and acceptance, prior to submittal of any building permit application.
4. Confirmation from the Twp. Assessor to the Zoning Administrator that all necessary tax-related information has been provided by the applicant, prior to submittal of any building permit application.
5. Submittal of Exhibit K that is to identify the FAA light requirements to demonstrate that the tower lighting satisfies Section 11.38 lighting design standards for Zoning Administrator review and acceptance, prior to submittal of any building permit application.
6. Provide the tower operator, installation contractor, and fiber supplier documentation and contact information to the Zoning Administrator, prior to submittal of any building permit application.
7. Submittal of a complete updated application including standard anti-climbing design elements, with corrected information, exhibits, and maps that are properly and consistently identified and labeled, and including updated construction drawings showing an 8-foot-tall ground enclosure fence, for Zoning Administrator review and acceptance, prior to submittal of any building permit application.