

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2018-24, VERIZON WIRELESS #1179/TOWERCO #MI 10338 SLU
PUBLIC HEARING MEETING, WEDNESDAY, JULY 18, 2018**

The Charter Township of Orion Planning Commission held a public hearing on Wednesday, July 18, 2018 at 7:05pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Justin Dunaskiss, Chairman	Don Walker, PC Rep to ZBA
Don Gross, Vice Chairman	Scott Reynolds, Commissioner
Joe St. Henry, Secretary	

PLANNING COMMISSION MEMBERS ABSENT:

John Steimel
Neal Porter

CONSULTANTS PRESENT:

Doug Lewan (Township Planner) of Carlisle/Wortman Associates, Inc.
Mark Landis (Township Engineer) of OHM
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

David Antoun	David Hockey
Ben Tiseo	Rob Labelle
Paul Gagel	Lynn Harrison

Mr. Robert Labelle, 380 N. Old Woodward Ave., Birmingham, presented. Mr. Labelle is the attorney representing both TowerCo and Verizon Wireless; the actual applicant is TowerCo, Verizon is the first co-locator that has been identified to go on this site. Mr. Labelle also introduced David Antoun, the Site Acquisition's Specialist for TowerCo and Verizon Wireless; David Hockey with TowerCo and the Radio Frequency Engineer from Verizon Wireless.

Mr. Labelle explained they are proceeding under Section 27.07 B.2, Authorization: As a Permitted Use – In a Non-Residential Zone, of Ordinance #78. The proposed site is in a LI (Limited Industrial) zoning district; is surrounded by other industrial properties and a railroad. He noted the site is actually owned by the Township where one of their fire stations is located.

Mr. Antoun, 1015 South Lake Dr., Novi, MI, referred to a rendering of their site plan. He explained that TowerCo will be building the tower and Verizon will be placing an antenna on top of it. The tower will be 145 feet tall with a 5-foot lighting rod and will be surrounded by a 50 x 50 compound. Inside the compound will be the Verizon Wireless equipment, a backup generator and a propane tank for powering the generator. Mr. Antoun then noted the materials the tower will be made of and that there will not be a light on top of it because it is below 200 feet; they did verify that with the FAA that it did not need to be lighted. The tower will be surrounded by evergreens and have a small access drive going to it.

Mr. Antoun said the tower will be engineered to collapse on itself at midpoint; it will not fall like a tree.

Mr. Labelle noted the most important issue is the setbacks. The Ordinance requires a 125% of the height of the tower be away from property boundaries and referred to the chart in Carlisle-Wortman's review on page 5. The chart indicates they are required to be 182 ft. away from property boundaries - from the northwest they would be 163 ft. and from the east, 148 ft. He

reiterated that towers are not designed to fall over like trees, they collapse on themselves. In actuality, this one will be designed at 50 ft. intervals for purposes of collapsing on itself. Mr. Labelle then explained this design has a safety record that is unparalleled with regard to monopoles built to Verizon Wireless standards. Verizon standard monopoles have never fallen; they are extremely stable. However due to the distance that is required by the Township Ordinance, they will need to seek variances. They are asking the Planning Commission to grant approval of the Special Land Use and Site Plan conditioned upon their ability to get variances approved from the ZBA.

Mr. Labelle said they are proposing this in a location that is imminently reasonable for the location of a cell tower; in an industrial district surrounded by industrial districts and a railroad and will satisfy a coverage need that they have had. They will be able to provide coverage and capacity service with regard to the GM plant.

Chairman Dunaskiss asked if there was anyone here from the public that would like to speak to this matter? There was not.

Chairman Dunaskiss closed the public hearing at 7:14pm

Respectfully submitted,



Lynn Harrison
PC/ZBA Recording Secretary
Charter Township of Orion

August 1, 2018

Planning Commission Approval Date