

WEXFORD COUNTY PLANNING COMMISSION
Special Meeting Minutes: Wednesday March 6, 2013, 7:00 PM
Wexford County Services Building, 401 N. Lake St.
Cadillac MI 49601

1. **Call to Order:** Chairperson Osborne called the meeting to order at 7:00 PM
2. **Roll Call:** Mix, Middaugh, Stoutenburg, and Osborne were present. Monroe, Mitchell, and Wiggins were absent.
3. **Approval of the Agenda:** Motion was made by Middaugh, with support by Stoutenburg, to approve the agenda as presented. Motion carried with all in favor.
4. **Approval of the February 13, 2013 Minutes:** Motion was made by Mix, with support by Middaugh, to approve the February 13, 2013 Minutes as presented. Motion carried with all in favor.
5. **Correspondence [not related to public hearing(s)]:** *[None]*
6. **Old Business:** *[None]*
7. **New Business:**
 - (a) **Public Hearing – Special Use Permit #13-001:** Request by Verizon for a special use permit to construct a new wireless communications tower on property located at 6466 W. 8 Road, Mesick Michigan and generally located along the north side of W. 8 Road, approximately ½ mile west of N. M-37 Highway in Section 13, Wexford Township. Parcel Tax Identification #: 2412-13-4201 Property Owner: Henry Mason Jr. Equity Trust Company.
 - i. **Opening announcement by Chairperson describing nature of request:** Green acknowledged that the Planning Commission was sent a copy of a site plan and application, along with several exhibits showing such information as the coverage area as proposed, versus what is existing along with statements from the applicant regarding compliance with each of the standards in Article 3A, Wireless Communications Towers.
 - ii. **Explanation of facts and related correspondence by staff:** Ralph Wyingarden, Faulk and Foster explained the information that was provided in the packet and answered questions from Commission members.
 - iii. **Public Comments:**
 - A. Bill Mason, 4498 Highland Drive, Beulah, MI, owns the subject property and is in favor of the request.
 - B. Ben Fleiss, 8580 N. 11 Road, had questions about the proposed tower. He explained that he hosts a tower on his property, which is much smaller to avoid the FCC lighting requirement and objections from neighbors.
 - iv. **Response by applicant to issues raised in staff reports**
 - v. **Questions by Planning Commission/Responses**
 - vi. **Close Hearing to public comments.**

vii. **Adjournment of Public Hearing**

viii. **Deliberation by Planning Commission:**

A. Mix asked where the 10,000 foot separation requirement is shown in the Zoning Ordinance. Osborne pointed out that it is in the separation distance table.

B. Osborne asked if other monopoles could be added onto. Wyngarden said that only minor additions could be made. Osborne asked if Verizon had looked at co-locating on other towers. Wyngarden explained that the smaller towers in the area would not sufficiently fill in holes in the existing coverage area and also explained that the WTCM tower was not structurally able to handle Verizon's equipment and the State of Michigan has a standing policy of not leasing space on their towers.

C. Mix commented that the Zoning Ordinance needs to account for changes in technology.

ix. **Consider Motion to Approve, approve with conditions/modifications, or deny request:**

Motion was made by Mix, with support by Middaugh, to approve the request for the wireless communications tower that does not meet the 10,000 foot separation distance with other towers on the basis of explanations of the applicant as to why other towers are unsuitable and based on meeting item # 3A.1 (7) and 3A.7 (B)(3) and (4). Motion failed by a 2-2 tie vote, with Osborne and Stoutenburg voting against the motion. Green explained to the applicants that the motion failed and advised the applicants of the appeals process.

8. **Other Business:** *[None]*

9. **Public Comment:** *[None]*

10. **Adjournment:** Motion was made by Stoutenburg, with support by Mix, to adjourn the meeting at 8:30 pm. Motion carried with all in favor.

Respectfully Submitted by:

Michael Green, Zoning Administrator

Paul Osborne, Chairperson