

DEXTER TOWNSHIP PLANNING COMMISSION

Resolution for a Combined Site Plan Approval

(18-PC-190) TeleSite Wireless

A resolution to for a Combined Site Plan for a wireless communication tower facility, submitted by David Antoun, on behalf of TeleSite Wireless, for property located at 10325 Island Lake, between Dexter-Townhall and King Hill, Section 35 of Dexter Township (D-04-35-300-007).

- 10) WHEREAS, David Antoun, (*Applicant*), on behalf of TeleSite Wireless, pursuant to the provisions of the Dexter Township Zoning Ordinance (*Zoning Ordinance*), submitted an application for Combined Site Plan (18-PC-190) TeleSite Wireless on July 20, 2018; and
- 20) WHEREAS, David Antoun, (*Applicant*), on behalf of TeleSite Wireless, pursuant to the provisions of the Dexter Township Zoning Ordinance (*Zoning Ordinance*), submitted an application for Special Land Use (18-PC-189) TeleSite Wireless on July 20, 2018; and
- 30) WHEREAS, the Applicant submitted a 3-page site plan on July 20, 2018, with a last revision date of July 17, 2018, prepared and stamped by Scott G Fisher, a licensed professional engineer; and
- 40) WHEREAS, the Applicant submitted a 3-page site plan on September 7, 2018, with a last revision date of September 7, 2018, prepared and stamped by Scott G Fisher, a licensed professional engineer; and
- 45) WHEREAS, the Applicant submitted a 3-page site plan on September 25, 2018, with a last revision date of September 25, 2018, prepared and stamped by Scott G Fisher, a licensed professional engineer; and
- 50) WHEREAS, the Planning Commission has received reports from Zach Michels (*Dexter Township Director of Planning and Zoning*) dated August 17, 2018, and September 17, 2018; and
- 60) WHEREAS, the Planning Commission has received a report from Matthew Parks (*Township Engineer/OHM Engineering Advisors*) dated September 6, 2018; and
- 70) WHEREAS, the Planning Commission has received a report from Donald Dettling (*Dexter Area Fire Department Fire Inspector*) dated August 8, 2018; and
- 80) WHEREAS, the property is located in an Agriculture (AG) District; and

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- 90) WHEREAS, §11.01(D)(5) of the Zoning Ordinance designates “communication towers and other broadcasting and receiving facilities” as a special land use in Agriculture (AG) Districts; and
- 100) WHEREAS, the Planning Commission, at its September 25, 2018, meeting, held a duly-noticed public hearing for the Combined Site Plan (18-PC-190) TeleSite Wireless and received no ~~the~~ ~~following~~ public input; and
- 110) WHEREAS, a waiver is ~~is not~~ granted, per §6.03(C) of the Zoning Ordinance, from the requirements to include the following information on the site plan, because the Zoning Administrator, Planner, Township Engineer, and Planning Commission have determined that omission of the following material does not negatively affect its ability to review the combined site plan for consistency with the Zoning Ordinance:
- a) §6.03(B)(3): The combined site plan does not show all of the natural features on the property or within 150 feet of the property;
 - b) §6.07(B)(7): The combined site plan does not show the location of all of the existing and proposed utilities
 - c) §6.03(B)(9): The combined site plan does not include a complete landscaping plan;
 - d) §6.03(B)(10): The combined site plan does not include a stormwater management plan;
 - e) §6.03(B)(12): The combined site plan does not indicate what permits are required for the project; and
 - f) §6.03(B)(13): The combined site plan does not include a grading plan; and
- 120) WHEREAS, an impact statement ~~is~~ is not required because of the relatively-limited nature of the proposed communication tower facility; and
- 130) WHEREAS, a traffic impact study is not required because the use is not expected to generate 100 or more vehicle trips per day; and

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140) WHEREAS, the Planning Commission grants/~~does not grant~~ a waiver, per §23.10(A) of the Zoning Ordinance, from §23.03 of the Zoning Ordinance requiring a complete landscaping plan because the following characteristics of the site or vicinity would make the requirement unnecessary, inappropriate, or ineffective:

- a) *The site plan shows the location and details of some landscaping to be installed; and*
- b) *The proposed pavilion wireless communication tower is a significant distance from adjacent dwellings and is naturally screened; and*

150) WHEREAS, the Planning Commission grants/~~does not grant~~ a waiver, per §23.10(A) of the Zoning Ordinance, from §23.04 of the Zoning Ordinance requiring specific developmental standards for front-yard, side-yard, and rear-yard buffer areas because the following characteristics of the site or vicinity would make the requirement unnecessary, inappropriate, or ineffective:

- a) *The site is located within an agricultural field with natural buffering between it and adjacent dwellings and the Island Lake right-of-way; and*
- b) *The site plan calls for planning landscaping within the fenced equipment compound; and*

160) WHEREAS, the Planning Commission grants/~~does not grant~~ a waiver, per §23.10(A) of the Zoning Ordinance, from §23.05 of the Zoning Ordinance requiring additional parking lot and loading area landscaping because the following characteristics of the site or vicinity would make the requirement unnecessary, inappropriate, or ineffective:

- a) *The site is located within an agricultural field with natural buffering between it and adjacent dwellings and the Island Lake right-of-way;*
- b) *The site plan calls for planning landscaping within the fenced equipment compound; and*
- c) *The site will only be visited by service vehicles 2 to 4 times per month; and*

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170) WHEREAS, the Planning Commission grants/~~does not grant~~ a waiver, per §23.10(A) of the Zoning Ordinance, from §23.08 of the Zoning Ordinance requiring landscaping installation, maintenance, and completion information because the following characteristics of the site or vicinity would make the requirement unnecessary, inappropriate, or ineffective:

- a) *There is a limited amount of landscaping to be installed; and*
- b) *The site plan includes details about the proposed landscaping; and*

180) WHEREAS, the combined site plan meets or would meet, with changes noted in this Resolution, the standards of §6.05(A) through §6.05(P) of the Zoning Ordinance (*Site Plan Approval Standards*); and

185) WHEREAS, the Planning Commission approves the use of barbed wire for the fence surrounding the equipment compound, as allowed in §23.09(C)(3) of the Zoning Ordinance;

190) NOW, THEREFORE, BE IT RESOLVED, the Planning Commission, by a majority vote at a duly-noticed, regular meeting, held this 25th day of September 2018, GRANTS/~~DOES NOT GRANT~~ APPROVAL of the Combined Site Plan (18-PC-190) TeleSite Wireless, for property located at 10325 Island Lake, between Dexter-Townhall and King Hill, Section 35 of Dexter Township (D-04-35-300-007), to the Applicant, subject to the conditions listed below:

- a) *This approval shall not be effective until the Applicant has provided copies of all easement documentation to the Township;*
- b) *This approval shall not be effective until the Applicant has paid, in full, all monies owed to the Township for fees, expenses, and/or other related issues related to the combined site plan;*
- c) *This approval shall not be effective until this Resolution and all its conditions are accepted by the applicant;*
- d) *The applicant shall participate in a pre-construction conference;*
- e) *Zoning permit approval shall be secured before any clearing or construction work may commence for the project; and*

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f) *Building permit and soil erosion and sedimentation control review and approval shall be conducted by the Chelsea Area Construction Agency before any clearing or construction work may commence for the project.*

200) BE IT FURTHER RESOLVED, that the Planning Commission recommends/~~does not recommend~~ that the Board of Trustees exempt the applicant from the requirement to enter into a development agreement because:

- a) *The nature and character of the proposed improvement is of an extremely-limited nature; and*
- b) *The negative impacts from the failure to install improvement is generally limited to this property, and other mechanisms are available to the Township in order to ensure the improvements are installed as shown.*

Resolution offered by Planning Commissioner Ehman.

Resolution supported by Planning Commissioner Nester.

YES = 7 (Burch, Ehman, Gajewski, Lewis, Mehuron, Nester, Reiser, ~~NONE~~)

NO = 0 (~~Burch, Ehman, Gajewski, Lewis, Mehuron, Nester, Reiser, NONE~~)

ABSENT = 0 (~~Burch, Ehman, Gajewski, Lewis, Mehuron, Nester, Reiser, NONE~~)

ABSTAIN = 0 (~~Burch, Ehman, Gajewski, Lewis, Mehuron, Nester, Reiser, NONE~~)

The Chair declared the resolution ADOPTED/~~NOT ADOPTED~~.

Date: 25 September 2018

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Steve Burch, Chair

Date

Tom Lewis, Secretary

Date

Signatures continued on the following page.

These findings, conclusions, decisions, and resolution are accepted:

David Antoun

Date

Applicant, TeleSite Wireless authorized agent

approved 09.25.2018