

**Charter Township Of Lyon
Planning Commission
Meeting Minutes
February 12, 2007**

Approved as written on March 12, 2007

Date: February 12, 2007
Time: 7:00 PM
Place: 58000 Grand River

Mr. Barber called the meeting to order at 7:00 P.M.

Roll Call

Present: Barber, Mike (chair)
Hamilton, Jim
Hicks, John (Board Liaison)
James, Laura (Secretary)
Conflitti, Michael
O'Neil, Sean

Absent:
Towne, Carl

Also present: Philip Seymour, Township Attorney
Michelle Aniol, Township Planner
Chris Olson, Township Superintendent

Guests: 7

Ms. James moved "to excuse Mr. Towne from the Planning Commission Meeting on February 12, 2007 due to a death in the family." Mr. Hamilton supported the motion.

Voice vote:
Ayes: all
Nays: none
Motion approved.

Approval of Agenda

Ms. James moved to "remove Currie Estates from the February 26th meeting." Mr. Hicks supported the motion.

Voice vote:
Ayes: all
Nays: none
Motion approved.

Approval of Consent Agenda:

None

Comments from public on Non-Agenda Items:

None

Public Hearings:

- 1. AP-06-37, MetroPCS Monopole, 58000 Eight Mile Road, Public Hearing to consider a special use request to construct a wireless communications facility (monopole); discussion and possible action following the public hearing.**

Ms. Aniol reviewed the comments in the McKenna Associates site plan review and special land use review dated January 15, 2007.

Jon Szutarski, Metro PCS, 28505 Schoolcraft and Mark Jones, T-Mobile, 12170 Merriman Road – Mr. Jones said that they are collocating with MetroPCS. He said that the first thing that they do is look for tall existing buildings that they could locate on, but there is no tall structure in the area. Mr. Jones also showed the Planning Commission a map of T-Mobile’s coverage. He said that they are finding that calls get dropped as you drive west on Eight Mile Road. He showed the Planning Commission a map of other areas they are located at in the area. He also said that the pole will be built to hold five carriers. He commented that they have no problem with any of the conditions placed on them. He explained that they have held off on the actual tower design because until you know exactly where the tower is going, there is no way to design it. They are waiting on the variance. Mr. Jones also said that MetroPCS was able to lease from Self Storage. The area given to them is a pie-shaped area back by the railroad tracks. It is the least obtrusive area on the property.

Mr. Barber asked if there was a right-of-way for the CSX Railway. Ms. James said that there is an easement with two property owners, the person who owns the property and CSX. Ms. James asked what the distance from the building to the monopole was. Mr. Jones said over 300 feet. She also asked if they have located so closely to a railroad track before. Mr. Jones answered yes and stated that the towers are meant to collapse on themselves and do not snap at the base. They received approval last month in the City of South Lyon at Mill Street, and they are 47 feet away from the track. Ms. James said that she would feel much more comfortable if they had a note from the railroad company. She also asked if they usually purchased the fallout area. Mr. Jones said no. Ms. James asked if the engineered fall distance was the same as the height of the tower. Mr. Jones said no; it is less. It is approximately 60 feet. The tower is designed to snap in half. Ms. James said that she did some research and found that 33 cell phone, TV, or radio towers collapsed in the past three years. Also, some of the towers have caused fatalities. Mr. Jones said that this tower is designed to be able to handle wind and ice. He said that they were willing, as a condition of their approval, to present a structural analysis. A licensed engineer takes into consideration the soil before building the structure. Ms. James also said that she felt the pole should be accessible to the fire department, and it should have a sign with 24-hour emergency contact information on it.

Mr. Barber clarified that the distance between the track and the pole is 120 feet. If it did break at the base, it would not interfere with the track.

Ms. James asked about the nearest structure. Mr. Szutarski said the storage facility, by the south property line, was about 600 feet away, and it is 300 feet northwest to the nearest mobile home.

Mr. O’Neil asked what the average range was. Mr. Jones said 2 1/2 miles, given the height of the proposed tower. Mr. O’Neil asked if they have looked for a site that they could build a taller tower so there would be fewer towers. Mr. O’Neil also said that he was interested in what CSX had to say.

Mr. Olson said that there will be some height restrictions due to the airport. Mr. Jones said that they have FAA approval.

Open Public Hearing 7:40 p.m.

Close Public Hearing 7:41 p.m.

Mr. Hicks said that the Township has done a lot of these, and he does not have a problem allowing the special land use subject to the variance from the ZBA, documentation for the setback, and site plan approval.

Ms. James said that she would not object to this if the added condition that CSX Railroad was contacted and does not object. Mr. Jones said that they do not have a problem with tabling the site plan approval. He said that with CSX, they are notoriously difficult to get a response out of. Ms. James said that they could make the condition so that if CSX does not reply, that means they do not care. Mr. Jones agreed with that.

Mr. Hamilton asked if MetroPCS is going to design it. Mr. Jones said yes. Mr. Hamilton asked about warning signs. Mr. Jones said that there would be a few signs such as "Warning Do Not Enter", emergency contact numbers and information, and site identification.

Mr. O'Neil asked if they agree to comply with the conditions in the letter. Mr. Jones said yes.

Ms. James moved "to recommend that the Township Board approve the special land use subject to the following conditions 1) CSX received actual notice of this proposed use and does not object. 2) A variance must be granted by the ZBA for a reduced setback. 3) The conditions outlined in the McKenna letter of January 15, 2007 are addressed to the satisfaction of the Planning Commission." Mr. Hamilton supported the motion.

Voice vote:

Ayes: all

Nays: None

Motion approved.

Ms. James moved "to table the site plan review for up to 60 days." Mr. Hicks supported the motion.

Voice vote:

Ayes: all

Nays: None

Motion approved.

Old Business:

None

New Business:

None

Mr. Barber adjourned the meeting at 8:00 P.M.

Respectfully Submitted,
Catherine Culver
Catherine Culver
Recording Secretary

