

**SHIAWASSEE COUNTY PLANNING COMMISSION  
PUBLIC HEARING/BOARD MINUTES  
MARCH 25, 2015**

**Call to Order:** Chair William Thelen called the regularly scheduled monthly public hearing of the Shiawassee County Planning Commission to order at 7:00 P.M. on March 25, 2015. The hearing was held within the County Board of Commissioners' meeting room located on the first floor of the Surbeck Building, 201 N. Shiawassee Street, in Coruna, MI.

**Roll Call:** Present: Robert Ebmeyer, Bonnie Ott, William Thelen, Bonnie Reno, Walt Saxton and Steve Andrews.

**Also present:** Peter Preston, Community Development Director and Matthew Lafferty, Community Development Department.

**Excused Absences:** None.

**Pledge of Allegiance:** Chair Thelen led the Pledge of Allegiance to the Flag.

**Proof of Publication:** The board was informed that a legal notice of the scheduled hearing was placed within the Shiawassee County Independent on March 15, 2015. Chair Thelen declared the hearing as legally noticed.

**Approval of the Agenda: Motion:** Ott moved to approve the agenda as printed.

**Support:** Saxton. Motion carried: 6 ayes, 0 nays.

**Approval of Board Minutes: Motion:** Ott moved to approve the December 10, 2014 board minutes as printed. **Support:** Ott. Motion carried: 5 ayes, 0 nays.

**Board of Commissioner Comments:** None.

**Call to the Public on Non-Agenda Items:** None.

**Old Business:** None.

**Application Request #PSUP14-05**

**Applicant** – Graham Community Church, 8920 W. Britton Rd. Laingsburg, MI

**Property Owner** – Perry Public Schools, 2665 W. Britton Rd. Perry, MI

**Site Location** – 7320 Beard Rd., Perry, MI 48872 (Formerly Shaftsbury Elementary School)

**Tax Id.#** 78-013-23-400-005, 78-013-23-400-006, 78-013-58-038-000; Section 23, Woodhull Township.

**Request** – Special Land Use & Site Plan approval to establish a Religious Institution.

**Ordinance Reference** – Section 4.3.60 (Religious Institutions)

Lafferty provided a summary of the application request. Also stated additional information provided by Graham Community Church regarding building setbacks, a landscaping buffer and the nature trail behind the building.

Chair Thelen called for comments.

Gordon Van Wiern, the attorney for Perry Public Schools spoke. He says that a church is a good use for the property and that the Board of Education supports this use for the area.

**Motion:** Saxton moved to approve application request PSUP14-05, GRAHAM COMMUNITY CHURCH, Special Land Use Permit/Final Site Plan request for a Religious Institution to be located in Section 23 of Woodhull Township (Parcel Id. #078-013-23-400-006, Parcel Id. #078-013-23-400-005 and Parcel Id. #078-013-58-038-000) based on the following reasoning and conditions:

Reasoning:

1. Subject to the conditions provided below, it is found that the petitioned special land use meets the general standards as provided for in Article 12 of the Ordinance.
2. Subject to the conditions provided below, it is found that the petitioned site plan for a religious institution meets the general standards as provided for in Article 14 and specific use standards set forth under Section 4.3.60.

Conditions:

1. Provide information as noted by this staff report as having not been provided for on the site plan or in supplemental information.
2. Compliance with the provisions of the Zoning Ordinance shall be determined by the Community Development Director prior to the issuing of permits or authorization of construction of the petitioned use.

**Support:** Andrews.

**Motion carried:** 6 ayes, 0 nays.

**Application Request #PSUP14-06**

**Applicant** – New Par/Verizon Wireless, 24242 Northwestern Hwy., Southfield, MI.

Representative: Robert Przybylo, RJP Consulting, Birmingham, MI.

**Property Owner** – Scott & Ranette Dieck, 2166 S. Byron Rd., Lennon, MI

**Site Location** – 2166 S. Byron Rd., Lennon, MI 48449 **Tax Id.#** 78-008-35-200-003; Section 35, Venice Township.

**Request** – Special Land Use & Site Plan approval for a 190’ Monopole Communication Tower within a 10,000-sf site compound.

**Ordinance Reference** – Section 4.3.16 (Communication Towers)

Preston provided a summary of the application request. Also stated additional information provided by Venice Township Planning Commission recommendation of approval with reasoning and conditions.

Applicant Bob Przybylo stated that the location was consistent with the infill area along I-69.

Reno asked about the turnaround spot outside of the enclosed area. The applicant does not object to including that.

Neighbor Jazon Zsigo stated that he was concerned with the distance of the tower from his house if the tower were to fall over. The applicant stated that the tower is designed to break apart and not fall as a whole structure and that the location of the tower and the drive is further south of the neighboring house.

Venice Township representative Brian Martindale stated concern of the unfarmed portion of land having weeds that would pollinate and affect surrounding farmland. Thelen says that they cannot enforce the property outside of the leased area pertaining to the Special Use Permit.

**Motion:** Ott moved to approve application request PSUP14-06, New Par/Verizon Wireless, request for a 190' tower, equipment shelter, back-up power generator and a propane tank within a 10,000-sf site compound, as submitted by RJP Consulting (on behalf of New Par/Verizon Wireless) to be located on the west side of S. Byron Rd., and as legally described in Section 35 of Venice Township (Parent Tax I.D. 78-008-35-200-003) based on the following reasoning:

Reasoning:

1. Subject to the conditions provided below, it is found that the petitioned special use permit for a wireless communication tower and associated facilities meets the general standards as provided for in Article 12 and Article 14 of the Ordinance.

Conditions:

1. Provide information as noted by this staff report as having not been provided for on the site plan or in supplemental information. Compliance shall be determined by the Community Development Director prior to the issuing of permits or authorization of construction of the petitioned use.
2. Compliance with the provisions of the Zoning Ordinance shall be determined by the Community Development Director prior to the issuing of permits or authorization of construction of the petitioned use.
3. Provide a turn-around area outside of the fenced in compound.
4. Provide a lease agreement for maintaining the proposed trees surrounding the compound.

**Support:** Reno.

**Motion carried:** 6 ayes, 0 nays

**Committee Reports:**

**Ordinance Revision:** Ott stated that keeping of animals, accessory structure size requirements and an accelerated process to get applications through is being proposed. We are going to send this out to the Townships for the required 50 day review period.

**Future Planning:** Preston stated that there may be additional funding available to help with incorporating a GIS system for the County.

Ebmeyer discussed the workshop about sit plan review that he and Thelen attended.

**Parks and Recreation:** Met on 4<sup>th</sup> of March and there was not enough people for quorum. April 25<sup>th</sup> is general park clean up day.

**Gravel Committee:** None.

**Motion:** Reno moved to temporarily appoint Steve Andrews to the Zoning Board of Appeals.  
**Support:** Ebmeyer. **Motion carried:** 6 ayes, 0 nays.

**Communications Received:** None.

**Directors Comments:** None.

**Public Comments:** None.

**Adjournment:** **Motion:** Andrews moved to adjourn. **Support:** Ebmeyer. **Motion carried:** 6 ayes, 0 nays. The public hearing adjourned at approximately 8:00 P.M.

Recording Secretary – Matthew Lafferty

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Chairman,  
Shiawassee County Planning Commission

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Approval Date