

**SHIAWASSEE COUNTY PLANNING COMMISSION
PUBLIC HEARING/BOARD MINUTES
MAY 27, 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 May 27, 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: Steve Andrews, Robert Ebmeyer, Bonnie Reno, Walt Saxton, Bonnie Ott and William Thelen.

Also present: Peter Preston, Community Development Director and Matthew Lafferty, Land Use Planner.

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 May 17, 2015. Chair Thelen declared the hearing as legally noticed.

Approval of the Agenda: Motion: Ebmeyer 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 March 25, 2014 board minutes as printed. **Support:** Ebmeyer. Motion carried: 6 ayes, 0 nays.

Board of Commissioner Comments: None.

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

Old Business: None.

Application Request #PSUP15-01

Applicant – New Par/Verizon Wireless, 4700 Hunt St., Cass City, MI. Representative: Ben Varney, Pyramid Network Services.

Property Owner – Constine Gravel Co., 7549 S. M-52, Owosso, MI

Site Location – 7549 S. M-52, Owosso, MI; **Tax Id.#** 78-010-27-300-001; Section 27, Bennington Township.

Request – Special Land Use & Site Plan approval for a 195' Monopole Communication Tower within a 10,000-sf site compound.

Ordinance Reference – Section 4.3.16 (Communication Towers)

Lafferty provided a summary of the application request and staff report.

Applicant stated the reasoning for choosing this site and that more coverage was needed.

Chair Thelen called for supporting comments. None heard.

Chair Thelen called for opposing comments. John Hurd and J. Darling spoke in opposition of the proposed tower.

Chair Thelen called for Township comments. Lafferty stated that in a letter received from Bennington Township stated that the Township Board recommended approval of the application at a meeting held on May 4, 2015.

Chair Thelen Closed the public hearing.

Preston presented the General Standards for approval.

Thelen concluded the general standards.

Motion: Ott moved to approve the Special Land Use Permit/Final Site Plan, PSUP15-01, New Par/Verizon Wireless, request for a 195' tower, a 10' by 11' (110-sf) equipment shelter, a back-up power generator and a propane tank within an 80' by 80' (6,400-sf) site compound surrounded by evergreens on a 100' by 100' (10,000-sf) leased area, as submitted by Ben Varney of Pyramid Network Services (representing New Par/Verizon Wireless) to be located on the east side of S. M-52, and as legally described in Section 27 of Bennington Township (Parent Tax I.D. 78-010-27-300-001) based on the following reasoning and condition:

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 of the Ordinance.
2. Subject to the conditions provided below, it is found that the petitioned site plan for a communication tower meets the general standards as provided for in Article 14 and specific use standards set forth under Section 4.3.16.

Conditions:

1. To maintain the landscaping as shown and that the easement access be registered with the County.

Support: Ebmeyer.

Roll Call: Ayes to Approve: Walt Saxton, Bonnie Reno, Robert Ebmeyer, Steve Andrews, Bonnie Ott and William Thelen. **Nays:** None. **Motion carried:** 6 ayes, 0 nays.

Application Request #PREZ15-02

Applicant – REX7439, Inc. 7439 Sheridan Rd., Flushing, MI.

Representative: Rex Wheeler.

Property Owner – Vernon & Noretta Grant, 11453 Easton Rd., New Lothrop, MI.

Site Location – 11453 Easton Rd., New Lothrop, MI; **Tax Id.** #78-004-01-400-005 & 78-004-01-400-006; Section 1, Hazelton Township.

Request – To rezone the properties from the A-2 District, Agricultural Production/Rural Residential to the M-1 District, Light Industrial.

Action Required – Planning Commission to submit recommendations to the County Board of Commissioners.

Preston provided a summary of the application request and the staff report.

Applicant Rex Wheeler described his current business and that he wishes to use this site for his trucking business.

Chair Thelen called for supporting comments. Kim and Scott Kline, Justin Horvath and James Smith spoke in support.

Chair Thelen called for opposing comments. Terry Garrison, John Bivins, David Kindy and Mike Watson spoke in opposition.

Chair Thelen called for Township comments. The Hazelton Township Planning Commission voted to recommend approval of the rezoning.

Chair Thelen closed the public hearing.

Open discussion took place among the Planning Commission members.

Preston presented the Petition Evaluation/Finding of Facts. The Planning Commission was in agreement with the finding of facts.

Motion: Ott moved to approve application request PREZ15-02, REX7439 INC., the petition to amend the zoning district from A-2, Agricultural Production/Rural Residential to M-1, Light Industrial district for property located in Section 1 of Hazelton Township (Parcel Id. #78-004-01-400-005 and 78-004-01-400-006) as legally described in the petition based on the following reasoning and conditions:

Reasoning:

1. The ten (10) finding of fact outlined in Section 19.5 as detailed in the staff report have been met.

Conditions:

1. The use of the property excludes commercial airports, sexually oriented businesses, junk yards, and railroad yards. Such exclusions as requested by the property owner shall meet the following provisions as outlined in Article 19, Section 19.11.

Support: Andrews.

Roll Call: Ayes to Approve: Steve Andrews, Robert Ebmeyer, Walt Saxton, Bonnie Ott and William Thelen. **Nays:** Bonnie Reno. **Motion carried:** 5 ayes, 1 nay.

Committee Reports:

Ordinance Revision: The public meeting for the Zoning Ordinance amendments will take place at next month's meeting on June 24, 2015.

Future Planning: None.

Parks and Recreation: Held a meeting and had reviewed budgeting and winter plans. Also, they had hired three part time employees for parks upkeep.

Gravel Committee: Consider site selection for Pineview, existing Road Commission site and possible new site for the Road Commission.

Communications Received: Sciota Township had recommended that the maximum lot size ordinance be considered. The County is to consider that any lot as of 1/1/2015 in Shiawassee County of less than 20-acres be able to be split as building regulations would allow.

Directors Comments: None.

Public Comments: Robert Ebmeyer stated that he would like to take over the position on the Zoning Board of Appeals.

Adjournment: Motion: Reno moved to adjourn. **Support:** Thelen. **Motion carried:** 6 ayes, 0 nays. The public hearing adjourned at approximately 8:50 P.M.

Recording Secretary – Matthew Lafferty

Chairman,
Shiawassee County Planning Commission

Approval Date