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**PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES**

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**Members Present:** Dennis Ward, Edward Resha, Christina Lirones, Russell Banush, Julie Griess, and David Shepps

**Members Absent:** Wilma Luna,

**Others Present:** Drew Lindstrom, Matthew Jurson, Andrea Urda-Thompson, Tamara French, Assistant Planner Suzanne McCoy, Planning Director Bruce E. Fowler, and Recording Secretary Marge Burkheiser.

**1.0 Call Meeting to Order at 7:30 p.m. / Determination of a Quorum.**

Chairperson Lirones called the meeting to order at 7:30 p.m. A quorum was present.

**2.0 Pledge of Allegiance**

Chairperson Lirones led the Pledge of Allegiance.

**3.0 Approval of Agenda**

**Motion by Commissioner Banush; supported by Commissioner Resha, to accept the agenda as presented.**

**MOTION CARRIED**

**4.0 Items from the Floor**

None.

**5.0 Public Hearings**

**5.1 CUP 05-09 Sprint – Maxey Property**  
[submitted for a conditional use permit]  
(1428 East Ellsworth Road, Section 3)

Planner McCoy reviewed her conditional use report. She said this use is allowed in the I-1 Zoning District. She said the applicant is proposing to locate a wireless communication tower at the rear of the property located at 1428 Ellsworth Road, which will include a tower, equipment cabinets and fencing. She said the parking is adequate for the use. She reviewed the findings for the Commissioners. She reviewed the requirements that the applicant would need to meet stating there would not be a hazard to air navigation and two co-locators are possible. She said the Commission may want to discuss landscaping since none was shown on the site plan. The applicant should provide a copy of the lease agreement. If the lease is for more than one year, the lease area must meet all of the requirements of the Land Division Act and Zoning Ordinance for a stand alone lot.

Commissioner Banush asked how the Township would know when a tower is no longer in use.

No one had an answer.

Matt Jurson of Sprint, said Sprint and other carriers have had tremendous growth, need for the networks. He said they have been working for over two years to find a suitable location to increase service to this area. He said this area has a coverage gap". He said they would work with the Township attorney about the lease. He said this is a more than four (4) acre site, surrounded by fourteen (14) acres. He said the site is more then 400 feet from Ellsworth Road and would not interfere with the parking. He noted that site met all the setback requirements.

Rajive Bathia, system design engineer, said they have demonstrated a need for this site. He said they prefer a tower height of 120 feet to achieve coverage.

Commissioner Banush asked about the height of two other towers.

Mr. Bathia, replied that one (1) (east) tower is 165 feet and the second one (west) that is 90 foot.

Commissioner Banush asked if the 90 foot tower was higher, whether it would help in coverage of the area.

Mr. Jurson noted the other towers are rooftop sites and are not able to increase the height of those towers. He said they try to use existing facilities when they can, adding it is cheaper and quicker to lease a site. He said there is not a existing facility that could be used.

Chairperson Lirones asked the locations of the two (2) towers.

Mr. Jurson replied State Street and State Circle.

Commissioner Ward asked about a "coverage hole" north of location tower number 277 this was what they trying to cover.

Mr. Bathia said they are trying to cover I-94 to this location. He said they are trying to reach maximum signal for the area.

Commissioner Ward asked what the minimum discernable signal level was needed to maintain a call.

Mr. Bathia replied it depended on whether the person is inside a building. He said it is -85 (negative 85) to negative 9 (-9) [megahertz].

Chairperson Lirones asked if they analyzed any further poles going up but thought the Maintenance Facility (CSPA 04-21) was putting something in for co-location. She suggested the applicant check with the City of Ann Arbor.

Commissioner Ward thought the Maintenance Facility was not putting in for cellular co-location but for their own limited range use (limited to about 80 feet).

Mr. Jurson agreed to investigate.

Commissioner Ward asked what the "drop rate" today is at I-94 tower number 277.

Mr. Bathia replied the drop rate is 1.6 person for this area.

Chairperson Lirones opened the public hearing.

There were no comments.

**Motion by Commissioner Ward, supported by Commissioner Resha, to close the Public Hearing.**

**MOTION CARRIED**

**6.0 Old Business**

None.

**7.0 New Business**

**7.1 CSPA 03-07 Park Place for Business Unit #4**

[submitted for one (1) year extension of the final site plan]  
(East side of Oak Valley near Scio Church Road, Section 6)

Director Fowler briefly reviewed his report stating the applicant has requested a one (1) year extension of the final site plan (CSPA 03-07). He noted that the Planning Commission granted final approval on July 15, 2004. He said the conditions on the site and surrounding area have not changed in any way since July 15, 2004, that would affect development of the site. He said that no changes have occurred in the Zoning Ordinance since July 15, 2004, that would affect plan compliance. He said the planning staff felt this request was reasonable and foresaw no adverse consequences in granting the one-year extension.

**Motion by Commissioner Banush, supported by Commissioner Resha, to approve a 1-year extension [July 15, 2005 to July 15, 2006] of the [final] site plan approval for CSPA 03-07 Park Place for Business Unit 4.**

**MOTION CARRIED**

**7.2 CUP 05-09/CSPA 05-14 Sprint – Maxey Property**  
[discussion only]

Planner McCoy reviewed the zoning report noting the location and surrounding area. She said the proposal is for a wireless communication tower with equipment cabinets and that the use is permitted with a Conditional Use Permit. She said the applicant has applied for a Conditional Use Permit [CUP 05-09]. She said the setbacks submitted are acceptable for the site. She also said that transition strips are not required, parking is adequate for maintenance staff and there is no indication of wetlands on the site. She said access would be from Ellsworth Road

and the access easement must be shown on the plans. She said a table with all site information must be included on the cover sheet. She said the proposed fence did not meet the Zoning Ordinance. She said that if the lease agreement was for one year or more the lease area would have to meet the regulations of the Land Division Act and the Pittsfield Township Zoning Ordinance regulations. She said the proposed lease area would not meet the requirements of the Zoning Ordinance to be a stand alone parcel in the I-1 Zoning District.

Planner McCoy continued by reviewing the site plan report. She said this is for a proposed 130 foot wireless tower. She said this is a permitted use in the I-1 District with a Conditional Use Permit, which has been applied for. She said the proposed fence is 6 feet high with barbed wire on the top. She said the Zoning Ordinance requires fences with barbed wire to be 10 feet high. She noted a number of items that are required to be corrected for the next submittal. She said the tower met the setback requirements from the property lines of the overall parcel, that grading is for final site plan and parking is existing with no proposed changes. She said no exterior lights are proposed and the tower is not required by the FAA to be lighted.

Director Fowler briefly reviewed engineering report stating the parking may need to be modified since it is shown to be blocking the gate. He said all existing and proposed contours need to be shown. He noted that approvals have not been received from the WCDC and the WCRC.

Commissioner Resha said with the difference in land heights; how would you determine the benchmark or finish grade of the site.

Planner McCoy said she was not sure and will have to find what the elevation of the tower is.

Mr. Jurson said the maximum grading would be about 2 feet. He said the fenced area would be about the same.

Chairperson Lirones asked if a truck or van would be parking in the fenced area.

Mr. Jurson said they would park in the lot. He said the tower is designed so it would not interfere with the parking lot.

Tamara French, of Caymen Chemical, said there are two properties on Ellsworth Road that totaled 14 acres.

Commissioner Ward asked if there was any other place to co-locate. He said he would like to see a 100-foot tower. He said the propagation charts are little deceiving but understood service needed to be provided.

Mr. Jurson said there would not be any lights on the tower. He said the lightning rod is four (4) feet with the tower 125 feet making the overall height of the tower

and attachments 129 feet. He said they would be clear how the measurements were made. He said there are no wetlands.

Commissioner Ward said the applicant could provide co-locator for other uses.

Mr. Jurson said they would identify other carriers in the surrounding area.

Commissioners and applicant briefly discussed setbacks.

**Motion by Commissioner Ward, supported by Commissioner Resha, to postpone CUP 05-09 Sprint-Maxey Property until preliminary site plan approval.**

#### **MOTION CARRIED**

**Motion by Commissioner Ward, supported by Commissioner Resha, to postpone action for CSPA 05-14 Sprint Maxey Property with the following conditions:**

- 1. Address issues in the Zoning report dated July 29, 2005;**
- 2. Address issues in the Township engineer's report dated July 26, 2005;**
- 3. Address issues in the Township Planner's report dated July 29, 2005;**
- 4. Address any issues discussed at this meeting.**

#### **MOTION CARRIED**

### **8.0 Planner's Report**

Director Fowler informed the Commission that a new planning intern (Tiffany Bloom) would be starting on August 15, 2005. He related some of her educational and professional background.

Director Fowler noted that Planner Montagno recently attended an ADA workshop and would be working to bring the Township into compliance.

Director Fowler said he recently attended a seminar sponsored by the Washtenaw County Road Commission about "roundabouts" for traffic control. He noted it was informative.

Director Fowler said he was arranging training workshop for the Planning Commission members and that the workshop will be in September or October.

Members discussed various options for attending the workshop.

Director Fowler noted there would also be a training workshop scheduled for the ZBA members. He said there are different issues that the ZBA deals with.

## **9.0 Chairperson's Report**

Chairperson Lirones noted that a couple of members had terms expiring September 30<sup>th</sup> [2005].

Commissioner Banush stated the next meeting (August 18, 2005) would be his last meeting.

Commissioner Ward thanked Commissioner Banush on his memo to members concerning WalMart that it was very good and factual.

Commissioner Banush briefly discussed his report with the Commission. He noted that the Michigan Avenue/State Road intersection is not listed as one of the top 25 [accident prone intersections] in Washtenaw County.

Commissioner Griess noted there was an article recently in the Ann Arbor News about Michigan Avenue (US 12) being widened to four (4) lanes.

Commissioners discussed and expressed concern whether the Michigan Avenue project was going to be done piece by piece or as one project and whether there would be any difference in the road issues. They also expressed their hope to see the Michigan Avenue project, from Saline City limits to Munger Road, could be done in the next five (5) years. They also they heard the cost of the project was 78 million dollars.

Commissioner Ward said he was pleased there will be funding for the Platt Road Greenway Project.

Commissioner Banush stated he was appalled the WCRC is using old methods on the roads. He noted the tarring with stones added that was done last year [2004] on Platt Road and this year on Bemis Road. He said the method is a hazard to cars and everyone.

Commissioner Ward questioned the wording used in the beginning of the engineering reports between "looked at" and "reviewed".

Chairperson Lirones stated she would check with engineering about the differences.

## **10.0 Commissioner's Report**

None.

**11.0 Approval of Prior Minutes**

None.

**12.0 Adjournment**

**Motion by Commissioner Resha, supported by Commissioner Ward, to adjourn the meeting.**

**MOTION CARRIED**

**Chairperson Lirones adjourned the meeting at 8:49 p.m.**