

## MINUTES OF THE CALEDONIA TOWNSHIP PLANNING COMMISSION

August 8, 2016

The Regular Meeting was called to order by Chairman Vichunas at 7:00 p.m. at the Caledonia Township Hall, Spruce, Michigan.

Pledge of Allegiance.

Roll Call: Present: Vichunas, Chair; Grove, Lehndorff, Secretary; Scott, Preston, Abend and Williams.

Guests: Ben Varney and Robert LaBelle provided details for the 300-foot telecommunications tower.

**MOTION** by Grove to approve the **AGENDA** as submitted by email with two additions; **SUPPORT** by Abend; Motion carried.

**CITIZEN COMMENTS CONCERNING ITEMS ON THE AGENDA:** None.

**CITIZEN COMMENTS CONCERNING ITEMS NOT ON THE AGENDA:** None.

**MOTION** by Williams to approve the **July 11, 2016 MINUTES** as submitted by email, with one correction; **SUPPORT** by Preston; Motion carried.

### REPORTS:

**Zoning Board of Appeals** – Grove advised there were no appeals; the ZBA did not meet.

**Board of Trustees** – Scott gave his report of the August 3, 2016 meeting.

### UNFINISHED BUSINESS:

Grove ~~gave a prepared~~ provided a personal statement about ~~the~~ a proposed cell phone tower ~~on Township property at Hickey Hill, Robin Hood Drive.~~ in Caledonia Township.

**OPENED Public Hearing at 7:15 p.m. on a Request for a Special Land Use Permit (#24-2015) from PI Infrastructure V, LLC, for the construction of a 300-foot telecommunications tower with guy wires on at Robin Hood Drive.** ~~OPENED PUBLIC HEARING at 7:15 p.m.~~

A. Public Hearing Notice read.

B. Public Comments. Multiple comments FOR the project. ~~One Two~~ comments AGAINST. ~~the cell tower location; one written comment June 6, 2016 about protection of a grove of pine trees on the site.~~

**CLOSED PUBLIC HEARING at 8:32 p.m.**

### Deliberations on the Request for a Special Land Use Permit (#24-2015):

1. **MOTION** by ~~Grove~~ Scott to ~~recommend SLU Permit with special conditions, including that adjacent property owners within 300 feet of the Hickey Hill property boundary be~~

~~notified by the planning commission, and PI Infrastructure V submit documents to obtain variances from the ZBA, regarding the 3-mile minimum distance between telecommunications towers in the Township. approve the proposed site plan for the subject tower with the condition to install a 10-foot galvanized chain link fence with lean out barbed wire around the compound; SUPPORT by Scott— Grove; Motion carried.~~

- 2. MOTION** by Grove to submit documentation to the Zoning Board of Appeals to obtain a variance of the 3-mile minimum distance between telecommunications towers in the Township; **SUPPORT** by Scott; Motion carried.

~~Deliberations on the Site Plan by PI Infrastructure as submitted July 27, 2016: MOTION by Scott. SUPPORT by Grove; Motion carried.~~

**Tri-Townships Master Plan** – Waiting for instructions from NEMCOG regarding review of several chapters in advance of the October Tri-Townships Planning Commission Meeting.

**NEW BUSINESS:**

**Park Ordinance #16-01** – Scott advised that the Township Board requested ~~a the~~ review of several sections ~~on ORV use and dumping in the Ordinance~~ to determine if changes need to be made.

**Future Issues to Address** – Review Township Blight Ordinance to include Nuisances and Dog Barking Ordinances. Review Zoning Ordinance to determine if any revisions are needed in addition to the Medical Marijuana section. Review handouts regarding riparian rights in the placement of docks and hoists and sandbar issues. Eventually consider an interactive Zoning Ordinance, which provides links to applicable laws and sections of the ordinance.

**Next Planning Commission Meeting – September 12, 2016.**

**Tri-Townships Planning Commission Meeting Schedule for 2016** – because of a scheduling conflict, will review the October 13<sup>th</sup> date for the year’s final meeting to be held at Hawes Township at 7:00 p.m.

**Public Comment.** None.

**MOTION** by Lehndorff to adjourn at 8:52 p.m.; **SUPPORT** by Abend; Motion carried.

Respectfully submitted,

Betsy Lehndorff  
Secretary