Township of Elk Rapids
Antrim County, Michigan
Elk Rapids Township Planning Commission
Shen B. Smith, Secretary
PO Box 175, Elk Rapids, Mi 49629 (616) 264-5855

October 9, 1997

The October Regular Meeting of the Elk Rapids Township Planning Commission was called to order by the chairman, Ned VerHage at 7:00 P.M. on Thursday, October 9, 1997. Present: Tom Dame, Shen Smith, Renee Mischell, John Ferrari and Ned VerHage. Absent: Don Glowicki, Jr. and Dorance Amos. A quorum was established. Also present: Len Harrett, Mike Turkelson, Bill Derman, John Shockley, Ken Rudisell, Dave Kaminski, Dave McManus, Jeff Swartz and Kevin (unknown).

The scheduled public hearing to review a request for a Special Use Permit and Site Plan Review was opened to the public. Request is for the addition of equipment to a previously approved site plan for C-Tec Cable Company, 701 S. Airport Road, Traverse City, Mi. 49684. The special use request and modification review will consider the request of NPI Wireless, 3054 Cass Road, Traverse City, Mi. 49684 for the inclusion of wireless communication equipment to be placed on the existing communication tower owned by the C-Tec Cable Company. Property tax #05-06-029-008-10, located at 10575 US 31, Elk Rapids, Michigan 49629.

Proposed Changes to Existing Site

1. Current tower is 175 feet in height – addition will take the tower to a new height of 198 feet.
2. A base station (B.T.S.) to be added on a cement pad of approx. 8' x 7-1/2' in size.
3. Area to be secured and contained within an additional fenced area.
4. C-Tec currently holds an F.A.A. approval for a tower of 199 feet in height.
5. NPI Wireless is planning to provide green plantings surrounding the fenced area.

Items Needing Further Clarification

1. Site Plan is missing lot line dimensions which will be provided to the Planning Commission.
2. Tower lighting – no light is needed under 200'
3. Maintenance of service drive – Property owners on service drive requested assistance with the maintenance of the service drive.
4. Discussion regarding the removal of equipment as it become obsolete (letter of credit/performance bond/franchise agreement).

A motion was made by Shen Smith, 2nd by John Ferrari to close the public hearing. MOTION CARRIED. After additional discussion, a motion was made by Shen Smith, 2nd by John Ferrari to approve the special use permit with the completion of the following conditions:

1. A **Landscape Plan** will be presented to the Elk Rapids Township Planning Commission for review and approval by the Township Zoning Administrator;
2. **Lot Dimensions** from East to West and North to South from the tower will be provided to the Elk Rapids Township Planning Commission;
3. A copy of the **franchise agreement** will be filed with the Elk Rapids Township.
4. The **franchise agreement** with C-Tec Cable will be reviewed to obtain a guarantee of tower and /or equipment removal from the site following a two year period of non-use. If the franchise agreement does not provide for the removal of an obsolete tower and equipment, the

NPI Wireless group will provide in the form of either a **performance bond or a bank letter of credit** a guarantee that their equipment will be removed.

5. A **road maintenance agreement** will be reached with the property owners adjacent to the service road accessing the C-Tec Cable property.
6. All of the above conditions will be satisfied prior to the final approval of the special use permit.

MOTION CARRIED

Zoning Board of Appeals. After discussion regarding proposed amendments to Section 16 of the Elk Rapids Township Zoning Ordinance, a motion was made by Shen Smith, 2nd by Renee Mischell to propose an amendment to the ordinance increasing the number of members serving on the ZBA from the current five to seven members. MOTION CARRIED. Proposed amendment will be placed on the docket for public hearing with the November meeting. A motion was made by Shen Smith, 2nd by Ned VerHage to appoint Dorance Amos to serve a three term on the ZBA with Tom Dame as the Planning Commission approved alternate. MOTION CARRIED.

S.O.B. – The sexually-oriented business ordinance was discussed with a decision to make this ordinance a top priority for the near future. Needed is to define a suitable location for the existence of such a business and to finalize the text for the ordinance.

Private Road Ordinance – November 4th meeting will host the public hearing for the proposed Private Road Ordinance amendment.

Minutes of September 8, 1997 – A motion was made by Shen Smith, 2nd by John Ferrari to approve this minutes with a correction on Page Two #5, Amend to 18.01. MOTION CARRIED.

Minutes of August 5, 1997 – A motion was made by John Ferrari, 2nd by Tom Dame to approve these minutes as published. MOTION CARRIED.

New Business – splitting of secretary & chairman positions. Discussion with Township Supervisor resulted in authority to split these two positions as needed. Further discussion will take place at the November meeting when we have a full board.

Tabled to November Meeting – Election of officers.

As there was no further business at this time, a motion was made by Shen Smith, 2nd by Tom Dame to adjourn. MOTION CARRIED.

Meeting was adjourned at 9:40 PM. Next meeting will be at 7:00 P.M. on Tuesday, November 4, 1997.

Respectfully submitted,

Shen Smith
Secretary