

ISABELLA COUNTY
ZONING BOARD OF APPEALS

February 15, 2017

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on February 15, 2017, in Room 320 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Jim Wynes, Brent Duffett, Tom Riley, Marilyn Fosburg,
Phillip Vogel

MEMBERS ABSENT: None

SUPPORT STAFF PRESENT: Tim Nieporte, Directory
Kim Kennedy, Recording Secretary
Ray Johnson, Planner/Zoning Administrator

The meeting was called to order by the Chair at 9:00 a.m.

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

A motion was made by Mrs. Fosburg supported by Mr. Riley to approve the agenda.

Yes: Jim Wynes, Brent Duffett, Tom Riley, Marilyn Fosburg, Phillip Vogel
No: None

Motion carried.

PREVIOUS MINUTES

Minutes from the January 18, 2017 regular meeting were circulated to the Board prior to the meeting for their review.

A correction was noted by Mrs. Fosburg.

A motion was made by Mr. Duffett and supported by Mr. Riley to approve the minutes as amended.

Yes: Jim Wynes, Brent Duffett, Tom Riley, Marilyn Fosburg, Phillip Vogel
No: None

Motion carried.

PUBLIC COMMENT - None heard.

NEW BUSINESS

VAR#17-01 Verizon Wireless

Mr. Johnson informed the board an application was filed on January 25, 2017 which included a site plan, written justification, supplemental materials and a copy of the deed to the property. The property is located on N. Winn Rd., near E. Coleman Rd.

The applicant is requesting a variance to allow for a communications tower or antenna to be constructed 318 feet from a residential use where 500 feet is required and 2.5 miles from an existing communications tower or antenna where 3 miles is required.

As pointed out in the attached justification, Verizon's goal of siting the tower in this location is to reduce and/or eliminate permanent gaps in coverage which could potentially be created by locating the tower elsewhere.

Mr. Johnson stated that after review of the application it appears to be complete and the site in question appears to meet all other setbacks and lot coverage requirements of the district.

Robert Labelle representing Verizon wireless informed the board that the placement of this tower will fill a gap between towers. Locations for towers are chosen so as to also reduce the possibility of an overlap between towers which creates reduced coverage. Mr. Labelle indicated that towers of these types are general producing a coverage area of 2-5 miles.

Mr. Labella also stated the decrease to 318 ft to a residential property is being requested where the ordinance requirement of 500ft to a residential property line is required. He stated that it would stand to reason that if the property owner didn't want the tower within 500 ft of his home, he would not enter into a lease with Verizon.

Mr. Nieporte clarified the ordinance requirement is in regards to residential use or a residential district.

Public Hearing opened at 9:15 a.m.

Doug Thiele property owner to the south of purposed site had questions on how Verizon determined the property line.

Mr. Wynes asked if there were survey markers on the ground.

Mr. LaBelle explained that their corporate surveyor utilized tax information and records recorded at the County Deeds office.

Tom Gibbs representing Gilmore Township had received a notice with two addresses on the site and had questions.

Mr. Nieporte explained the parcel has a physical address and the tower has an address.

Mr. Gibbs stated that there has been no public comment at the township level and that the tower will be a good thing for Gilmore Township.

Closed Public Hearing 9:21 a.m.

A motion was made by Mr. Duffett seconded by Mrs. Fosburg to approve Variance Number 17-01 which was submitted by Andrew Webber on behalf of Verizon for a communications tower or antenna after review of section 14.04 C finding there will not be detrimental to adjacent property and the surrounding neighborhood.

Mr. Wynes called for a roll call vote.

Tom Riley: Yes
Brent Duffett: Yes
Marilyn Fosburg: Yes
Jim Wynes: Yes
Phillip Vogel: Yes

No: None

Motion Carried

STAFF COMMENTS – Mr. Nieporte informed the board of the upcoming Zoning Board of Appeals training session on March 29th, 2017. He will have Mr. Johnson follow up to confirm attendance.

APPEALS BOARD MEMBER COMMENTS – None

ADJOURNMENT

A motion was made by Mrs. Fosburg supported by Mr. Duffett to adjourn the meeting at 9:25 am.

Brent Duffett, Secretary
Kim Kennedy, Recording Secretary