AGENDA

Regular Meeting
Tuesday, November 15, 2016
7:00 p.m.

1. Call to Order

2. The Pledge to the Flag

3. Roll Call of the Board

4. Approval of the Agenda

5. ZBA Case 11-2016, Parcel # 4716-22-301-105, Located at 9386 Silverside Dr., South Lyon Michigan 48178. Request 2 variances from Section 38-136 to allow the side yard setback for the proposed addition to be 14 feet instead of the required 15 feet and the second variance to allow the side yard setback at 8 feet instead of the required 15 feet.
   a. Applicant's Presentation of the Case – maximum of ten minutes
   b. Board members may question the Applicant
   c. Open Public Hearing – a maximum of three minutes shall be allotted to individuals, and a maximum of five minutes to a group representative
   d. Close Public Hearing
   e. Rebuttal by Applicant – a maximum of two minutes allotted

6. ZBA Case 12-2016, Parcel # 4716-33-301-010, Located at 11608 East Shore Dr., Whitmore Lake, Michigan 48189. Request 2 variances from Section 38-136 to allow a front yard setback of 20 feet instead of the required 30 feet and a side yard setback of 2.5 feet instead of the required 10 feet for the attached garage.
   a. Applicant's Presentation of the Case – maximum of ten minutes
   b. Board members may question the Applicant
   c. Open Public Hearing – a maximum of three minutes shall be allotted to individuals, and a maximum of five minutes to a group representative
   d. Close Public Hearing
   e. Rebuttal by Applicant – a maximum of two minutes allotted
   f. Decision of the ZBA
   g. Decision of the ZBA

7. ZBA Case 13-2016, Parcel # 4716-04-103-032, Located at 6172 Island Lake Dr., Brighton MI 48116. Request a variance from, 38-136 The applicant is requesting a 9-foot variance leaving a front yard setback at 21 feet. The required front yard setback is 30 feet. The variance would allow for a 15’ x 24’ (360 SF) sunroom addition on the east side of the home.
   a. Applicant's Presentation of the Case – maximum of ten minutes
   b. Board members may question the Applicant
c. Open Public Hearing – a maximum of three minutes shall be allotted to individuals, and a maximum of five minutes to a group representative

d. Close Public Hearing

e. Rebuttal by Applicant – a maximum of two minutes allotted

f. Decision of the ZBA

8. ZBA Case 14-2016, Parcel # 4716-23-100-025, Located at 12400 Doane Road, South Lyon, Michigan 48178. Request variance from Section 38-199 (c) The regulations establishes a maximum height of 180 feet. The minimum setback of the support structure and equipment compound shall be equal to 125% of the height of the support structure. The proposed submittal does not meet this requirement. A 225-foot setback is required and the proposed structure is deficient for this application on both the west and northern sides.

a. Applicant's Presentation of the Case – maximum of ten minutes

b. Board members may question the Applicant

c. Open Public Hearing – a maximum of three minutes shall be allotted to individuals, and a maximum of five minutes to a group representative

d. Close Public Hearing

e. Rebuttal by Applicant – a maximum of two minutes allotted

f. Decision of the ZBA

9. New Business

10. Old Business

11. Approval of September 20, 2016 Meeting Minutes

12. Correspondence

13. Call to the Public – maximum of three minutes shall be allotted to individuals, and a maximum of five minutes to a group representative

14. Adjournment

October 24, 2016
PLEASE BE NOTIFIED THAT THE GREEN OAK CHARTER TOWNSHIP ZONING BOARD OF APPEALS WILL
HOLD A PUBLIC HEARING ON NOVEMBER 15, 2016 AT 7:00 P.M. AT THE GREEN OAK CHARTER
TOWNSHIP HALL, 10001 SILVER LAKE ROAD, BRIGHTON, MI for the purpose of hearing the following
variance request.

ZBA Case 11-2016, Parcel # 4716-22-301-105, Located at 9386 Silverside Dr., South Lyon Michigan 48178. Request 2 variances from Section 38-136 to allow the side yard setback for the proposed addition to be 14 feet instead of the required 15 feet and the second variance to allow the side yard setback at 8 feet instead of the required 15 feet.

ZBA Case 12-2016, Parcel # 4716-33-301-010, Located at 11608 East Shore Dr., Whitmore Lake, Michigan 48189. Request 2 variances from Section 38-136 to allow a front yard setback of 20 feet instead of the required 30 feet and a side yard setback of 2.5 feet instead of the required 10 feet for the attached garage.

ZBA Case 13-2016, Parcel # 4716-04-103-032, Located at 6172 Island Lake Dr., Brighton MI 48116. Request a variance from, 38-136 The applicant is requesting a 9-foot variance leaving a front yard setback at 21 feet. The required front yard setback is 30 feet. The variance would allow for a 15’ x 24’ (360 SF) sunroom addition on the east side of the home.

ZBA Case 14-2016, Parcel # 4716-23-100-025, Located at 12400 Doane Road, South Lyon, Michigan 48178. Request variance from Section 38-199 (c) The regulations establishes a maximum height of 180 feet. The minimum setback of the support structure and equipment compound shall be equal to 125% of the height of the support structure. The proposed submittal does not meet this requirement. A 225-foot setback is required and the proposed structure is deficient for this application on both the west and northern sides.

Persons with disabilities needing accommodations for effective participation in this meeting should contact the Green Oak Charter Township Clerk’s Office at least 5 business days prior to the meeting to request mobility, visual, hearing or other assistance.

Public comments and participation are both encouraged and welcome, either in person at the Public Hearing or in writing to Debra McKenzie, Zoning Administrator, 10001 Silver Lake Road, Brighton, MI 48116 by FAX at 810. 231-5080 or E-Mailed to Planning-Zoning@twp.green-oak.mi.us prior to noon, November 15, 2016.

Green Oak Charter Township Zoning Board of Appeals

Notice of Posting according to Act 359 of 1947;
 Posted:
October 28, 2016
NOTICE OF POSTING

Please be notified that Green Oak Charter Township Zoning Board of Appeals will hold a public hearing on November 15, 2016 at 10001 Silver Lake Road, Brighton MI at 7:00 p.m. for the purpose of hearing the following variance request:
ZBA Case 11-2016, Parcel # 4716-22-301-165, Located at 9386 Silverside Dr., South Lyon Michigan 48178. Request 2 variances from Section 38-136. ZBA Case 12-2016, Parcel # 4716-33-301-010, Located at 11608 East Shore Dr., Whitmore Lake, Michigan 48189. Request 2 variances from Section 38-136. ZBA Case 13-2016, Parcel # 4716-04-103-032, Located at 6172 Island Lake Dr., Brighton MI 48116. Request variance from Section 38-136. ZBA Case 14-2016, Parcel # 4716-23-100-026, Located at 12400 Doane Road, South Lyon, Michigan 48178. Request variance from Section 38-109 (c).

Information is posted at the following locations and on greenoaktwp.com.
9384 Whitmore Lake Road, Brighton, MI, 11411 Grand River, Brighton, MI, 9863 Rushton Road, South Lyon, MI, 8965 Fieldcrest, Brighton, MI, 10001 Silver Lake Road, Brighton, MI

(10-28-2016 DAILY 301256)
Zoning Board of Appeals Report

Case Number: ZBA-11-2016
Date of Application: 10-3-2016
Hearing Date: November 15, 2016
Applicant: Rena Smith
Property ID: 4716-22-301-105
Property Address: 9386 Silverside Dr., South Lyon, MI 48178
Applicable Provisions of the Zoning Ordinance: 38-136

Sec. 38-136. Schedule of area, height, and setback regulations.

The applicant is requesting two variances from Section 38-136. The first variance request is for the side yard setback of 7 feet requiring a variance of 8 feet. The second variance request is for the side yard of 14 feet instead of the required 15 feet. A 1 foot variance is requested.

The applicant is requesting the variances to allow for a 848 SF attached garage addition over basement.

The surrounding area is zoned R2 and has various types of homes from lake cottages to New Single Family properties.

Notices: Notice of public hearing sent to the applicant, 10/28/2016

Report Prepared By: Debra McKenzie
Description of Property: This parcel is in section 22 the subject site is approximately .310 acres in size, and is zoned R2 Single family residential.

CASE FILE DOCUMENTS:

1.1 Site Plan
1.2 Aerial

Written Correspondence and Documentation
2.0 Completed application form
2.1 Letter of application with attachments
2.2 Proof of ownership
2.3 Notice of Public Hearing
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810–231-1333 ext. 104   Fax: 310-231-5080

ZONING BOARD OF APPEALS
APPLICATION

DATE: Oct 3, 2016
CASE NUMBER: 11-2016
Office will fill in

INSTRUCTIONS:

Prior to any appeal being filed with the Green Oak Charter Township Zoning Board of Appeals (ZBA), an applicant must have first applied for a building permit from the Green Oak Charter Township Building Department. The building permit must have had an administrative review conducted by a designated Building and Zoning Official and subsequently be denied if it is to be later considered by the Zoning Board of Appeals. This denial must be obtained in writing and copies submitted with the appeal application form, in no event should the denial letter be older than 30 days after the date of the decision from which the appeal is taken. The ZBA appeal application costs are not refundable.

If an appeal is filed with the ZBA, the following application form and a site layout must be completed. ELEVEN COPIES of the application, site layout and any additional pages or documents that the applicant desires the ZBA to consider must be provided prior to the application form being accepted by the Zoning Administrator. All appeals must be filed by noon the third Wednesday (one month prior) to the scheduled meeting date, in order to be considered for that month’s meeting. There is a limit of five cases per monthly agenda, and applications are taken in order of submission. If more than five applications are received, the additional applications will be scheduled for the following meeting. The applicant or authorized representative must appear in person on their scheduled date. If an authorized representative is designated, the applicant must designate their authority in writing prior to the ZBA hearing being conducted. All costs exceeding the application fee are the responsibility of the applicant and must be paid in full prior to any building permits being issued.

All property owners and occupants within 300 feet of the petitioner’s property will be notified by first class mail not less than 15 days prior to the public hearing.

While there is not a prescribed method to a presentation to the ZBA, the applicant should be prepared to provide all available proofs, documents, evidence, etcetera to support their request for a variance at the time of the
hearing. Witnesses and/or any other tangible evidence to support the validity of the request for variance will be accepted and considered by the ZBA.

Applicant Information
Name:
Address: 9386 SILVERSIDE Dr.
City/State/Zip: SOUTH LYON, MI 48178
Phone: 734-437-6996 Fax:
E-Mail: renoasmith35@gmail.com.

Property Owner Information
Name:
Address: 9386 SILVERSIDE Dr.
City/State/Zip: SOUTH LYON, MI 48178
Phone: 734-437-6996 Fax:
E-Mail: renoasmith35@gmail.com

Location of Property for which the variance requested
Address 9386 SILVERSIDE Dr. SOUTH LYON, MI
Cross Streets SUMPTER Dr.
Tax Identification # Information available from the Green Oak Charter Township Assessing Dept.
Zoning District 2
Lot Size/Acreage
Current Use

Variance Request 38.13' (1) 11'6 ft. Sideward setback
a variance of 8 feet and a sideyard of 11'6 ft. requiring a 1 foot variance

Total Number of Variances Requested 9

List the applicable Code Section Name, Section Number, and Subsection to be considered by the ZBA.

This information is contained in the Green Oak Charter Township Zoning Code Book

Describe Request Necessary to erect indoor stairs
Criteria for a Dimensional Variance

Please respond to the following statements. The application must meet all criteria in order to obtain a variance. 38-95 (8)

What are the exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone

The narrow configuration of lot does not allow for me to build attached structure.

Such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

The narrow configuration of lot does not allow for me to build attached structure and I can't acquire more property. See age!

The granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.

Will not affect public.

The granting of such variance will not adversely affect the purpose or objectives of the master plan of the township.

Will not affect master plan.

The condition or situation of the specific piece of property, or the intended use of such property, for which the variance is sought is not of so general or recurrent a nature
You must provide the following information as part of your application:

1) Site Plan layout drawn to scale, which details the following:
   - Show all adjoining property setbacks and structures
   - Show existing and proposed setbacks from road right-of-ways
   - Show existing and proposed structures
   - Show required and existing setbacks by noting it on the site plan
   - Show NORTH arrow

2) Photographs of property in relation to roads and existing structures, when appropriate, to properly depict the reason for the appeal.

3) Written denial from the Planning and Zoning Administrator denying a building permit for this original request. **38-94 Appeal shall be taken within such time as prescribed by the ZBA by general rule, but in no event later than 30 days after the date of the decision from which the appeal is taken.**

4) Eleven copies of the application, site layout and any additional pages or documents.

5) A completed application. Incomplete applications with missing information will be returned and not placed on the ZBA agenda until complete.

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for Township officials, employees, consultants and members of the Zoning Board of Appeals to conduct an on-site inspection.

\[
\text{Signature of Applicant} \quad \text{Signature of Owner, if different}
\]

Date: \( \text{Oct 3, 2016} \)
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333  Fax: 810-231-5080

ZONING COMPLIANCE

Property Owner: CB and Rena Smith
Date: September 21, 2016
Address: 9386 Silverside Dr., South Lyon, MI 48178
Property ID: 4716-22-301-105
Permit Request: 848 sq ft addition

PROJECT DESCRIPTION:
The applicant is requesting a building permit to build an 848 SF attached garage addition over basement. The subject site is .310 acres in size, zoned R-2, Single Family and located north side of Doane Road east of Silverside.

The proposed application must conform to the zoning regulations summarized below:

<table>
<thead>
<tr>
<th>38-136, Schedule of Regulations</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District</td>
<td>R-2, Single Family</td>
<td>R-2, Single Family</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waterfront</td>
<td>40 ft.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Front</td>
<td>40 ft.</td>
<td>Building on existing structure</td>
</tr>
<tr>
<td>Rear</td>
<td>45 ft.</td>
<td>More than feet 45 feet</td>
</tr>
<tr>
<td>Sides</td>
<td>15 ft. both sides from home</td>
<td>north side – 14 feet, south side –8 feet</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>30%</td>
<td>Approximately 18%</td>
</tr>
<tr>
<td>Building Height</td>
<td>28 ft (two stories)</td>
<td>Under 28 feet</td>
</tr>
<tr>
<td>Lot Area</td>
<td>21,750 sq. ft.</td>
<td>13, 503 sq. ft.</td>
</tr>
<tr>
<td>Lot Width</td>
<td>125 ft.</td>
<td>46 feet</td>
</tr>
</tbody>
</table>

Sec. 38-184. Yard encroachments. (d) Chimneys, flues, belt courses, leaders, sills, pilasters cornices, eaves, gutters, and similar features may project into any required yard a maximum of twenty-four (24) inches.

****A variance is needed from Section 38-136 in order to meet the zoning ordinance. The required side yard setbacks in R2 zoning is 15 feet. *****

This application does not meet zoning compliance

Debra McKenzie,
Zoning Administrator,
810 231-1333 ext. 104
Parcel Number: 4716-22-301-105  Jurisdiction: GREEN OAK TOWNSHIP  County: LIVINGSTON  Printed on 11/02/2016

Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Frctn. Trans.
--- | --- | --- | --- | --- | --- | --- | --- | ---

Property Address
9386 SILVERSIDE DR

Owner's Name/Address
SMITH, CHARLES B & RENA M
9386 SILVERSIDE DR
SOUTH LYON MI 48178

Class: RESIDENTIAL-IMPRO  Zoning: R2  Building Permit(s) Date Number Status

School: SOUTH LYON
P.R.B. 100% 08/01/2015

2017 Est TCV Tentative

Land Value Estimates for Land Table 022L.C22L.SILVER LAKE LAND

<table>
<thead>
<tr>
<th>Public Improvements</th>
<th>Vacant</th>
<th>Factors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>Frontage</td>
<td>Depth</td>
</tr>
<tr>
<td>Dirt Road</td>
<td>46.67</td>
<td>300.00</td>
</tr>
<tr>
<td>Gravel Road</td>
<td>50 Actual Front Feet</td>
<td>0.31 Total Acres</td>
</tr>
<tr>
<td>Paved Road</td>
<td></td>
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<tr>
<td>Storm Sewer</td>
<td></td>
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<tr>
<td>Sidewalk</td>
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<tr>
<td>Water</td>
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<tr>
<td>Sewer</td>
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<td>Electric</td>
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<td>Gas</td>
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<tr>
<td>Curb</td>
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<td>Street Lights</td>
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<tr>
<td>Standard Utilities</td>
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<tr>
<td>Underground Utils.</td>
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</tbody>
</table>

Land Improvement Cost Estimates

<table>
<thead>
<tr>
<th>Description</th>
<th>Rate CountWult. Size</th>
<th>%Good</th>
<th>Cash Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed: Wood Frame/Conc.</td>
<td>11.71</td>
<td>216</td>
<td>63</td>
</tr>
<tr>
<td>Total Estimated Land Improvements True Cash Value =</td>
<td>2,423</td>
<td></td>
<td></td>
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</tbody>
</table>

Topography of Site

<table>
<thead>
<tr>
<th>Level</th>
<th>Rolling</th>
<th>Low</th>
<th>High</th>
<th>Landscaped</th>
<th>Swampy</th>
<th>wooded</th>
<th>Pond</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waterfront</td>
<td>Ravine</td>
<td>Wetland</td>
<td>Flood Plain</td>
<td></td>
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</tbody>
</table>

Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value
--- | --- | --- | --- | --- | --- | ---
| 2017 | Tentative | Tentative | Tentative | | | |
| 2016 | 101,500 | 39,400 | 140,900 | | | 110,156C |
| 2015 | 84,600 | 42,100 | 126,700 | | | 109,827C |
| 2014 | 84,600 | 41,600 | 126,200 | | | 108,099C |

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Green Oak, County of Livingston, Michigan

*** Information herein deemed reliable but not guaranteed***
<table>
<thead>
<tr>
<th>Building Type</th>
<th>(3) Roof (cont)</th>
<th>(11) Heating/ Cooling</th>
<th>(15) Built-ins</th>
<th>(15) Fireplaces</th>
<th>(16) Porches/Decks</th>
<th>(17) Garage</th>
</tr>
</thead>
<tbody>
<tr>
<td>X Single Family</td>
<td>X Beavestrough Insulation 0 Front Overhang 0 Other Overhang</td>
<td>X Gas Wood Oil Coal Elec. Steam</td>
<td>1 Interior 1 Story</td>
<td>1 Interior 1 Story</td>
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<tr>
<td>Town Home</td>
<td>X Panelized Drywall Plaster Wood T&amp;G</td>
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<td>Duplex</td>
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<td>A-Frame</td>
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<td>X Wood Frame</td>
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<td>Building Style:</td>
<td>X Trim &amp; Decoration Ex X Ord Min</td>
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<td>ONE STORY</td>
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<td>Yr Built Remodeled</td>
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<td>Size of Closets</td>
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<td>Condition for Age:</td>
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<td>Average</td>
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<td>Room List</td>
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<td>Basement</td>
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<td>2nd Floor</td>
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<td>2 Bedrooms</td>
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<td>(1) Exterior</td>
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<td>X Wood/Shingle</td>
<td>X Wood</td>
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<td>Aluminum/ Vinyl</td>
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<td>Brick</td>
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<td>(2) Windows</td>
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<td>X Insulation</td>
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<td>Many X Avg. X Large Avg. Small</td>
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<td>(7) Excavation</td>
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<tr>
<td>Basement: 0 S.F. Crawl: 728 S.F. Crawl: 88 S.F. Height to Joists: 0.0</td>
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<td>(8) Basement</td>
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<td>Conc. Block</td>
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<td>Poured Conc.</td>
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<td>Stone</td>
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<td>Treated Wood</td>
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<td>Concrete Floor</td>
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<tr>
<td>(9) Basement Finish</td>
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<td>Recreation SF</td>
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<td>Living SF</td>
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<td>Walkout Doors</td>
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<td>No Floor SF</td>
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<td>(10) Floor Support</td>
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<td>Joists: Unsupported Len: Cntr.Sup:</td>
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<td>X Gable</td>
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<td>Hip Flat</td>
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<td>X Asphalt Shingle</td>
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<td>Chimney:</td>
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<td>Gas Wood Oil Coal Elec. Steam</td>
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<td>1</td>
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<tr>
<td>Interior 2 Story</td>
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<tr>
<td>2nd/Same Stack</td>
<td></td>
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<tr>
<td>Two Sided</td>
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<tr>
<td>Exterior 1 Story</td>
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<tr>
<td>Prefab 1 Story</td>
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<td>Prefab 2 Story</td>
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<tr>
<td>Heat Circulator</td>
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<tr>
<td>Raised Hearth</td>
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<tr>
<td>Wood Stove</td>
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<tr>
<td>Direct-Vented Ga</td>
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<tr>
<td>Oven</td>
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<tr>
<td>Microwave</td>
<td></td>
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</tr>
<tr>
<td>Standard Range</td>
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</tr>
<tr>
<td>Self Clean Range</td>
<td></td>
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</tr>
<tr>
<td>Sauna</td>
<td></td>
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<tr>
<td>Trash Compactor</td>
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<tr>
<td>Central Vacuum</td>
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<tr>
<td>Security System</td>
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<tr>
<td>(12) Electric</td>
<td></td>
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<tr>
<td>100 Amps Service</td>
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<td>No./Qual. of Fixtures</td>
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<td>Ex. X Ord. Min</td>
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<td>Many X Ave. Few</td>
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<tr>
<td>Exterior Foundation</td>
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<td>Rate</td>
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<td>Bsmt-Adj</td>
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<td>Heat-Adj</td>
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<td>Size</td>
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<tr>
<td>Cost</td>
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<tr>
<td>1 Story Siding</td>
<td></td>
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<tr>
<td>Crawl Space</td>
<td>62.01 -9.25</td>
<td>0.00</td>
<td>728</td>
<td>38,409</td>
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<tr>
<td>1 Story Siding</td>
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<tr>
<td>Slab</td>
<td>62.01 -11.00</td>
<td>0.00</td>
<td>88</td>
<td>4,489</td>
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<tr>
<td>0.5 Story Siding</td>
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<td>Overhang</td>
<td>17.10 0.00</td>
<td>0.00</td>
<td>35</td>
<td>599</td>
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<td>Other Additions/Adjustments</td>
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<td>Rate</td>
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<td>Size</td>
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<tr>
<td>(14) Water/Sewer</td>
<td></td>
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<tr>
<td>Well, 100 Feet</td>
<td>2550.00</td>
<td>1</td>
<td>2,550</td>
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<tr>
<td>1000 Gal Septic</td>
<td>2895.00</td>
<td>1</td>
<td>2,895</td>
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<tr>
<td>(15) Built-Ins &amp; Fireplaces</td>
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<tr>
<td>Fireplace: Interior 1 Story</td>
<td>2900.00</td>
<td>1</td>
<td>2,900</td>
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<tr>
<td>(16) Porches</td>
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<td>WGEF (1 Story), Standard</td>
<td>27.21</td>
<td>260</td>
<td>7,619</td>
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<tr>
<td>CSEP (1 Story), Standard</td>
<td>32.06</td>
<td>192</td>
<td>6,156</td>
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<tr>
<td>WCP (1 Story), Standard</td>
<td>23.50</td>
<td>144</td>
<td>3,384</td>
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<td>(16) Deck/Balcony</td>
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<tr>
<td>Treated Wood, Standard</td>
<td>6.24</td>
<td>336</td>
<td>2,097</td>
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<td>Treated Wood, Standard</td>
<td>6.20</td>
<td>360</td>
<td>2,232</td>
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<td>(17) Garages</td>
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<tr>
<td>Class/CD</td>
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<tr>
<td>Exterior: Siding</td>
<td></td>
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<tr>
<td>Foundation: 18 Inch (Unfinished)</td>
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<tr>
<td>Base Cost</td>
<td>13.97</td>
<td>880</td>
<td>12,294</td>
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<tr>
<td>Phy/Ab/Phy/Func/Econ/Comb.%Good= 63/100/100/100/63.0, Depr.Cost = 81,992</td>
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<tr>
<td>ECF (022LZ.SILVER LAKE REST SECTION 22)</td>
<td>1.258 =&gt; TCV of Bldg:</td>
<td>1</td>
<td>103,146</td>
<td></td>
</tr>
</tbody>
</table>

*** Information herein deemed reliable but not guaranteed ***
Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***
GREEN OAK CHARTER TOWNSHIP  
PLANNING AND ZONING DEPARTMENT  
10001 Silver Lake Road, Brighton, MI 48116  
Phone: 810-231-1333 ext.104  Fax: 810-231-5080  

Zoning Board of Appeals Report  

Case Number: ZBA-12-2016  
Date of Application: 10/06/2016  
Hearing Date: November 15, 2016  
Applicant: Dennis Deschane  
Property ID: 4716-33-301-010  
Property Address: 11608 East shore Dr., Whitmore Lake, Michigan 48178  

Applicable Provisions of the Zoning Ordinance: 38-136  

Sec. 38-136. Schedule of area, height, and setback regulations.  
Request two variances from section 38-136, allow a front yard setback of 20 feet  
instead of the required 30 feet and a side yard setback of 2.5 feet instead of the  
required 10 feet for the attached garage.  

Notices: Notice of public hearing sent to the applicant, October 28, 2016  
Notice of public hearing published in the Livingston County Press and Argus,  
December October 28, 2016  

Description of Property: This parcel is located in section 33, within the DUNLAP'S EAST  
SHORE SUBDIVISION AND LOT 10 AND S 1/2 OF LOT 9. The subject site is  
approximately .28 acres in size, and is zoned R1 Single family Residential.  

Report Prepared By: Debra McKenzie  

CASE FILE DOCUMENTS:  
1.1 Site Plan  
1.2 Aerial
Written Correspondence and Documentation
2.0 Completed application form
2.1 Letter of application with attachments
2.2 Proof of ownership
2.3 Notice of Public Hearing
2.4 Certificate of publication
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333 ext.104  Fax: 810-231-5080

ZONING BOARD OF APPEALS
APPLICATION

DATE: 10/6/2016
CASE NUMBER: 12-2016
Office will fill in

INSTRUCTIONS:

Prior to any appeal being filed with the Green Oak Charter Township Zoning Board of Appeals (ZBA), an applicant must have first applied for a building permit from the Green Oak Charter Township Building Department. The building permit must have had an administrative review conducted by a designated Building and Zoning Official and subsequently be denied if it is to be later considered by the Zoning Board of Appeals. This denial must be obtained in writing and copies submitted with the appeal application form, in no event should the denial letter be older than 30 days after the date of the decision from which the appeal is taken. The ZBA appeal application costs are not refundable.

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All property owners and occupants within 300 feet of the petitioner's property will be notified by first class mail not less than 15 days prior to the public hearing.

While there is not a prescribed method to a presentation to the ZBA, the applicant should be prepared to provide all available proofs, documents, evidence, etcetera to support their request for a variance at the time of the
hearing. Witnesses and/or any other tangible evidence to support the validity of the request for variance will be accepted and considered by the ZBA.

Applicant Information
Name: DENNIS DESCHAINE
Address: 11608 EASTSHORE
City/State/Zip: WHITMORE LAKE, MI 48189
Phone: 734-449-0372 Fax: 734-449-8511
E-Mail dennis@aldentepasta.com

Property Owner Information
Name: DENNIS DESCHAINE
Address: 11608 EASTSHORE
City/State/Zip: WHITMORE LAKE, MI 48189
Phone: 734-449-0372 Fax: 734-449-8511
E-Mail dennis@aldentepasta.com

Location of Property for which the variance requested
Address 11608 EASTSHORE, WHITMORE LAKE, MI 48189
Cross Streets EASTSHORE & 9 MILE
Tax Identification # 4716-73-301-010
Zoning District 5R1
Lot Size/Acreage 11,979 sq. ft. / .28 acres
Current Use Single Family Home

Variance Request FRONT SET BACK
SIDE SET BACK

Total Number of Variances Requested 2

List the applicable Code Section Name, Section Number, and Subsection to be considered by the ZBA. 38-136 FRONT
This information is contained in the Green Oak Charter Township Zoning Code Book

Describe Request MY WIFE AND I ARE BOTH GETTING OLDER (60-64 YEARS) AND FOR BOTH SAFETY & ADVERSE WEATHER CONDITIONS WE WOULD LIKE TO ATTACH A DECK TO OUR HOME
Criteria for a Dimensional Variance

Please respond to the following statements. The application must meet all criteria in order to obtain a variance. 38-95 (8)

What are the exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone

The small lake lots on Whitmore lake in this area make it difficult to fit the garage in without asking for a variance.

There is a walking easement on the north property line.

Such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

Many homes have garages in this area. We have lived there for many years without a garage. However, as the homes by it is apparent that not having one is a problem. We are getting older and it is for safety reason. We are in.

The granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.

I don’t believe a variance would be materially detrimental. In fact our neighbors have said that our garage wouldn’t be a problem to them.

The granting of such variance will not adversely affect the purpose or objectives of the master plan of the township.

The granting of a variance will not adversely affect the master plan because this area is zoned single family R-1.

The condition or situation of the specific piece of property, or the intended use of such property, for which the variance is sought is not of so general or recurrent a nature No
You must provide the following information as part of your application:

1) Site Plan layout drawn to scale, which details the following:
   - Show all adjoining property setbacks and structures
   - Show existing and proposed setbacks from road right-of-ways
   - Show existing and proposed structures
   - Show required and existing setbacks by noting it on the site plan
   - Show NORTH arrow

2) Photographs of property in relation to roads and existing structures, when appropriate, to properly depict the reason for the appeal.

3) Written denial from the Planning and Zoning Administrator denying a building permit for this original request. *38-94 Appeal shall be taken within such time as prescribed by the ZBA by general rule, but in no event later than 30 days after the date of the decision from which the appeal is taken.*

4) Eleven copies of the application, site layout and any additional pages or documents.

5) A completed application. Incomplete applications with missing information will be returned and not placed on the ZBA agenda until complete.

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for Township officials, employees, consultants and members of the Zoning Board of Appeals to conduct an on-site inspection.

Signature of Applicant

Date: 10/6/16

Signature of Owner, if different

Date:
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333 ext.104  Fax: 810-231-5080

Zoning Compliance

Review Date: August 30, 2016
Property Owner: Dennis Deschaine
Property Address: 11608 East Shore Dr., Whitmore Lake, MI 48189
Parcel ID # 4716-33-301-010
Permit Request: Attach Garage

PROJECT DESCRIPTION:
The applicant requests a building permit to construct a garage to the existing home. The subject site is zoned R1, Single Family. The site is approximately .275 acres in size. This site is located south of Nine Mile and east of US-23.

Setbacks for R 1, Single Family
Front – 30 feet
Rear – 40 feet
Sides – 10 feet

This application must conform to the schedule of regulations for the R-1, Single Family zoning district, summarized as follows:

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>38-171 Accessory Building, Structure and Uses</td>
<td>For an accessory building to be considered &quot;attached&quot; to a principal building, it must share a common wall and foundation of sufficient size to accommodate an access door. Accessory buildings attached to a principal building by way of a breezeway or similar overhead attachment, without the presence of a common foundation, shall be considered detached accessory structures for the purposes of this chapter.</td>
</tr>
<tr>
<td>38-136 Schedule of Regulations</td>
<td>Zoning</td>
</tr>
<tr>
<td></td>
<td>R 1, Single Family</td>
</tr>
<tr>
<td>Waterfront</td>
<td>30 ft.</td>
</tr>
<tr>
<td>Front</td>
<td>30 ft.</td>
</tr>
<tr>
<td>Rear</td>
<td>40 ft.</td>
</tr>
<tr>
<td>Sides</td>
<td>10 ft. both sides from home</td>
</tr>
<tr>
<td>maximum lot coverage</td>
<td>30%</td>
</tr>
<tr>
<td>----------------------</td>
<td>-----</td>
</tr>
<tr>
<td>Building Height</td>
<td>28 ft (two stories)</td>
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<tr>
<td>Lot Area</td>
<td>12,000 sq. ft.</td>
</tr>
<tr>
<td>Lot Width</td>
<td>90 ft.</td>
</tr>
</tbody>
</table>

This application does not meet zoning compliance

Debra McKenzie, Zoning Administrator, 810 231-1333 ext. 104
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333 ext.104 Fax: 810-231-5080

Zoning Board of Appeals Report

Case Number: ZBA-13-2016
Date of Application: 10/12/2016
Hearing Date: November 15, 2016
Applicant: Kathleen Vandenbrulke
Property ID: 4716-04-103-032
Property Address: 6172 Island Lake Dr., Brighton MI 48116

Nature of Application: Request a variance from, 38-136 The applicant is requesting a 9-foot variance leaving a front yard setback at 21 feet. The required front yard setback is 30 feet. The variance would allow for a 15’ x 24’ sunroom addition to existing home. The property is located on a corner lot. Island Lake Dr, & Coventry. The proposed sunroom room addition is located on Island Lake Drive and the Zoning District is LA, Lakes Area, Single Family and located south of Grand River east of US-23 in the Island Lake Colony Subdivision Annex, LOTS 35-36-37-38 & 149

Applicable Provisions of the Zoning Ordinance:

Sec. 38-492. Nonconforming lots.
(a) In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this chapter, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of the Ordinance from which this article is derived. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and other requirements not involving area or width, or both, of the lots shall conform to the regulations for the district in which such lot is located.

Sec. 38-494 states a nonconforming structure cannot be enlarged or altered in a way that increases its nonconformity.
38-136

Report Prepared By: Debra McKenzie

CASE FILE DOCUMENTS:

1.1 Site Plan
1.2 Aerial

Written Correspondence and Documentation
2.0 Completed application form
2.1 Letter of application with attachments
2.2 Proof of ownership
2.3 Notice of Public Hearing
2.4 Certificate of publication
GREEN OAK CHARTER TOWNSHIP ZONING BOARD OF APPEALS
APPLICATION

DATE: 10/12/16 CASE NUMBER: 13-2016
Office will fill in

INSTRUCTIONS:

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All property owners and occupants within 300 feet of the petitioner’s property will be notified by first class mail not less than 15 days prior to the public hearing.

While there is not a prescribed method to a presentation to the ZBA, the applicant should be prepared to provide all available proofs, documents, evidence, etcetera to support their request for a variance at the time of the hearing. Witnesses and/or any other tangible evidence to support the validity of the request for variance will be accepted and considered by the ZBA.
Criteria for dimensional variance, Vanden Brulle residence

1) What are the exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone?

Our home has its entrance facing Coventry Drive, leaving our side on Island Lake Drive, a setback we meet as a sideyard. In fact, our proposed addition will produce a sideyard setback of 21', a condition far exceeding any of our three neighboring corner lots.

2) Such variance is necessary for the preservation and enjoyment of a substantial preproperty right possessed by other properties in the same zone or vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

Our proposed condition allows us to use and enjoy our home as others in our neighborhood. A brief survey of the sixteen homes nearest ours yields an average frontyard setback of 6.3'. Our proposal yields a sideyard setback of 21', nearly four times greater than the sixteen closest frontyard setbacks. Under these dimensional conditions, we are asking for your consideration, as we think we have clearly complied more fully with the ordinance than any of these sixteen nearest neighboring properties.

3) The granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.

Our proposed addition is inbound of our existing house wall on the side in question. As such, we certainly will not be a detriment to our neighbors in any way. Our proposed addition will have less impact than our current conditions, or the conditions of our most immediate neighbors.
4) The granting of such variance will not adversely affect the purpose or objectives of the master plan of the township.

Our addition is supportive of the township master plan, continuing the established character of lake area residential zoning district.

5) The condition or situation of the specific piece of property, or the intended use of such property, for which the variance is sought is not of so general or recurrent a nature.

This is not a recurring condition, as this addition will attach to the existing home in such a fashion and position as to make any further additions impractical and illogical.
You must provide the following information as part of your application:

1) Site Plan layout drawn to scale, which details the following:
   - Show all adjoining property setbacks and structures
   - Show existing and proposed setbacks from road right-of-ways
   - Show existing and proposed structures
   - Show required and existing setbacks by noting it on the site plan
   - Show NORTH arrow

2) Photographs of property in relation to roads and existing structures, when appropriate, to properly depict the reason for the appeal.

3) Written denial from the Planning and Zoning Administrator denying a building permit for this original request. *38-94 Appeal shall be taken within such time as prescribed by the ZBA by general rule, but in no event later than 30 days after the date of the decision from which the appeal is taken.*

4) Eleven copies of the application, site layout and any additional pages or documents.

5) A completed application. Incomplete applications with missing information will be returned and not placed on the ZBA agenda until complete.

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for Township officials, employees, consultants and members of the Zoning Board of Appeals to conduct an on-site inspection.

[Signature]
Signature of Applicant

[Signature]
Signature of Owner, if different

Date: 10/12/16

Date: __________________________
Green Oak Charter Township
Planning and Zoning Department
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333 ext.104 Fax: 810-231-5080

Zoning Compliance

Applicant: Kathleen Vandenbrulle
Contractor: Trademark Building Solutions
Date: October 01, 2016
Address: 6172 Island Lake Dr., Brighton, MI 48116
Property ID: 4716-04-103-032
Permit Request: Sunroom Addition

Project Description:
The applicant is requesting a Building permit for: 15 x 24 sunroom addition in the rear yard. The subject site .184 acres in size and is zoned LA, Lakes Area, and Single Family and located south of Grand River east of US-23.

Setbacks for LA zoning
Front – 30 feet
Rear – 30 feet
Waterfront - 30 feet
Sides – 7 feet

The proposed application must conform to the zoning regulations summarized below:

<table>
<thead>
<tr>
<th>38-136, Schedule of Regulations</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District</td>
<td>LA, Single Family</td>
<td>LA, Single Family</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>30 ft.</td>
<td>NA</td>
</tr>
<tr>
<td>Waterfront</td>
<td>30 ft.</td>
<td>NA</td>
</tr>
<tr>
<td>Front</td>
<td>30 ft.</td>
<td>21 feet</td>
</tr>
<tr>
<td>Sides</td>
<td>7 ft.</td>
<td>More than 7 feet</td>
</tr>
<tr>
<td>MaximumLot Coverage</td>
<td>30%</td>
<td>Approximately 12%</td>
</tr>
<tr>
<td>Building Height</td>
<td>28 ft (two stories)</td>
<td>Under 28 feet in height</td>
</tr>
<tr>
<td>Lot Area</td>
<td>7,200 sq. ft.</td>
<td>8015 sq. ft.</td>
</tr>
<tr>
<td>Lot Width</td>
<td>60 ft.</td>
<td>86.07</td>
</tr>
</tbody>
</table>

Sec. 38-184. Yard encroachments. (d) Chimneys, flues, belt courses, leaders, sills, pilasters cornices, eaves, gutters, and similar features may project into any required yard a maximum of twenty-four (24) inches.

Application Does Not meet zoning compliance

[Signature]
Debra McKenzie,
Zoning Administrator,
810 231-1333 ext. 104
Parcel Number: 4716-04-103-032  Jurisdiction: GREEN OAK TOWNSHIP  County: LIVINGSTON  Printed on 11/02/2016

JMRC ISLAND LK LLC  VANDENBRULLE, KATHLEEN  155,000  12/29/2014  WD  ARMS LENGTH  2015R/0004111  PTA  100.0
MABBITT, JOHN & MARIANNE  JMRC ISLAND LK LLC  120,000  05/28/2010  WD  NOT USED  PTA  100.0
FEDERAL NATIONAL MORTGAGE  MABBITT, JOHN & MARIANNE  83,000  04/23/2010  WD  FINANCIAL NOT EXPOSE  2010R-015338  NOT VERIFIED  100.0
PIELUCKI, PHILLIP J  FEDERAL NATIONAL MORTGAGE  182,827  02/20/2009  SHD  NOT USED  NOT VERIFIED  0.0

Property Address
6172 ISLAND LAKE DR

Class: RESIDENTIAL-IMPRO  Zoning: LA  Building Permit(s)  Date  Number  Status
School: BRIGHTON  REROOF  10/09/2014  140270  FINAILED
P.R.E. 100% 12/29/2014  REROOF  05/24/2011  11075  FINAILED

Owner's Name/Address
VANDENBRULLE, KATHLEEN  DBA:
6172 ISLAND LAKE DR.  ADDITION/ALTERATION  05/24/2011  PB11-0075  ISSUED
BRIGHTON MI 48116

2017 Est TCV Tentative

<table>
<thead>
<tr>
<th>X</th>
<th>Improved</th>
<th>Vacant</th>
<th>Land Value Estimates for Land Table 003NL.003NL. 3 LAKES-OFF LAKELAND</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Public Improvements</td>
<td></td>
<td>Factors *</td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>Frontage</td>
<td>Depth</td>
</tr>
<tr>
<td></td>
<td>Dirt Road</td>
<td>90.00</td>
<td>74.00</td>
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<tr>
<td></td>
<td>Gravel Road</td>
<td>495 PER FF</td>
<td>23.67</td>
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<tr>
<td></td>
<td>Paved Road</td>
<td>125 Actual Front Feet</td>
<td>0.18 Total Acres</td>
</tr>
<tr>
<td></td>
<td>Storm Sewer</td>
<td>Sidewalk</td>
<td>Water</td>
</tr>
<tr>
<td>X</td>
<td>Level</td>
<td>Rolling</td>
<td>Low</td>
</tr>
</tbody>
</table>

The Equalizer. Copyright (c) 1999 – 2009. Licensed To: Township of Green Oak, County of Livingston, Michigan

*** Information herein deemed reliable but not guaranteed***
<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>X Single Family Mobile Home</td>
<td>X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang</td>
<td>X Gas Wood Oil Coal Steam</td>
<td>100 Amps Service</td>
<td></td>
<td>1 Water Well 1000 Gal Septic 2000 Gal Septic</td>
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<td></td>
<td></td>
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<tr>
<td>X Yr Built Remodeled</td>
<td>X 1965 196 1970</td>
<td>X Size of Closets</td>
<td></td>
<td></td>
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<td>X Condition for Age:</td>
<td>X Average</td>
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<tr>
<td>X Room List</td>
<td>X Floors</td>
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<tr>
<td>X Basement 1st Floor 2nd Floor 4 Bedrooms</td>
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<td></td>
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<tr>
<td>X windows</td>
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<td></td>
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<td></td>
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<tr>
<td>X X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>X X Double Glass Patio Doors Storms &amp; Screens</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>X (10) Floor Support</td>
<td>X Gambrel Mansard Shed</td>
<td>X Joists: Unsupported Len: Cntr.Sup:</td>
<td>1 Public Water Public Sewer</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Additional Information:***
- **Stories Exterior Foundation:** 1 Story Brick Basement 75.34 0.00 2.11 1246 96,503
- **Other Additions/Adjustments:** 1 Story Siding Overhang 39.20 0.00 2.11 528 21,812
- **Class:C Exterior: Brick Foundation:** 42 Inch (Unfinished) Base Cost 23.15 227.00 12,727
- **Other:** Common Wall: 1 Wall -2275.00 1 -2,275
- **ECF (003NL.3 LAKES OFF LAKE ECF):** 1.041 -> TCV of Bldg: 1 = 175,243

***Information herein deemed reliable but not guaranteed***
Case Number: ZBA-14-2016
Date of Application: August 31, 2016
Hearing Date: November 15, 2016
Applicant: Parallel Infrastructure/Verizon
Property ID: 4716-23-100-025
Property Address: 12400 Doane Road, South Lyon, Michigan 48178

Applicable Provisions of the Zoning Ordinance:

Request variance from Section 38-199 (c) The regulations establishes a maximum height of 180 feet. The minimum setback of the support structure and equipment compound shall be equal to 125% of the height of the support structure. The proposed submittal does not meet this requirement. A 225-foot setback is required and the proposed structure is deficient for this application on both the west and northern sides.

Notices: Notice of public hearing sent to the applicant, October 28, 2016
Notice of public hearing published in the Livingston County Press and Argus, October 28, 2016

Report Prepared By: Debra McKenzie

Cell Tower at 12400 Doane Rd.

Description of Property: This parcel is in section 23, the subject site is approximately 3.8 acres in size, and is zoned LI, Light Industrial.

The Applicant is requesting a variance to allow the construction of a 180 foot monopole cell tower located on Doane Road. In addition to the proposed tower, a 40 foot by 65 foot enclosed area will be utilized for electronic equipment installation at the base of the
cell tower. Access will be provided via a driveway servicing an existing industrial facility. The property is zoned LI, Light Industrial, and cell towers are permitted as a special use within the LI Zoning District. The Planning Commission had a public hearing on October 20, 2016.

BUSINESS ITEMS

1. Public Hearing for Special Approval Use SAU04-2016 and Site Plan approval for parcel #4716-23-100-025, Verizon Wireless Parallel Infrastructure. LI Zoning, 4 acre parcel at 12400 Doane Road, South Lyon, MI 48178

Representing Verizon Wireless: Johnathan Crane
Michael Avery
Bob Costello

Mr. Montagno reviewed the Carlisle Wortman memo dated September 20, 2016 regarding the Special Land use Approval. He explained the Planning Commission should review the Basis of Determination of Section 38-44(c), and determine if the proposed special land use (wireless communication facility) is consistent with the Township Master Plan and existing pattern of development. However, the applicant must also comply with the standards covered in Section 38-199 regarding setbacks and screening. The proposed tower does not meet the setback requirements of Section 38-199. The screening fence must also be raised in height by 10" to fully screen all equipment.

The recommendation is that the Planning Commission conduct the public hearing regarding the special use application on October 20, 2016. However, action on the special use application should be postponed pending review by the ZBA and their determination regarding the deficient setbacks.

The Planning Commission reviewed the Basis of Determinations.

Mr. Montagno reviewed the Carlisle Wortman memo dated September 20, 2016 regarding the Site Plan Approval. He explained the plans are not in substantial compliance with the requirements of the ordinance; as such, it was recommended that the Planning Commission review the special use and site plan applications, conduct the public hearing but postpone any action on the site plan, pending ZBA review regarding the setbacks. The following items will need to be addressed.

1. Obtain a variance from the ZBA to locate the structure less than the required 125% of the height of the tower (225') from adjoining property lines.
2. Increase height of screening fence to 8'-10' or reduce the height of canopy to match 9'-0" high fence.
3. Relocate screening fence and gravel surface out of wetland setback.
4. Provide the required security documents.

Mr. Crane explained this is a build to suit project for Verizon Wireless. They are proposing
a 180' monopole which is needed for coverage and capacity. Verizon is the largest program since they started in 1984. They have been retrofitting existing towers and adding new towers to increase coverage. He explained that data, pictures and streaming are the biggest items in demand.

Mr. Smigliani opened the public hearing at 7:15 p.m. and closed it due to no one wishing to comment.

Mr. Brooks questioned what's inside the pole. Mr. Crane explained it is a steel pole, hollow in the center with fiber cables up to the antennas. Mr. Brooks stated if this structure fails and it fall straight down, what happens to the cables/fibers. Mr. Avery stated the cables would snap. Mr. Costello stated it will crimp over at half its height, this would be an extreme unlikely event. Monopoles have withstood hurricanes and tornados. It's important to understand the failure of these is a very remote possibility.

Mr. Avery stated the location is right in the area where there has been quite a bit of development. Right now it's served in cell towers far away but then add the data usage and it is significantly taxing their network. Mr. Crane stated the property was selected because it's Li. Mr. Costello stated that they targeted this property because it is the only industrial property within a ½ mile. Mr. Crane stated its location and capitalization in the wireless industry.

Mr. Brooks stated that the tower is 180' with a 5' lightening rod, do they need a variance for the height. Mr. Crane stated lightning rods are exempt and are not included in the height.

Mr. Williams stated that the residential area that will be seeing this is to the north. Mr. Crane commented that there are pretty heavy trees in that area with landscaping.

Ms. Pearsall questioned the fence on the wetlands. Mr. Crane stated if they look in the manual there is a fence and buffer area. When they started this project they didn't know where the wetlands were. The wetland was flagged and located and there is no impact to the wetlands but it is within the 25' buffer. They can, if its required, run the fence diagonally across and buffer the area, they can do that. What he would like to do is keep it as proposed and as planned the reason being the buffer areas are not required by the State and County, the buffer from the wetlands is twofold, one is to provide a quiet zone for the animals and wetland zone. This is probably the least intensive use on a commercial property that they would ever see, there is no dripping, no noise, no emissions, no visitors, no winter salts. The only impervious area are the cabinets, they are willing to tilt those. For those reasons they won't impact anything.

Mr. Montagno stated a potential solution would be restoration with grass. Mr. Crane stated they are willing to do that. The Planning Commission agreed that restoration would be beneficial.

Mr. Smigliani questioned the battery storage. Mr. Crane stated the batteries are sealed,
and that data was provided. Mr. Crane also agreed to provide a letter from the wetlands consultant for his recommendation on seeding inside the buffer area.

**Motion by Green, second by Pearsall**
To approve site plan for parcel #4716-23-100-025, Verizon Wireless Parallel Infrastructure. LI Zoning, 4 acre parcel at 12400 Doane Road, South Lyon, MI 48178. The applicant will obtain a variance from the ZBA to locate a structure less than the required 125% of the tower height to 225’ from the adjoining property lines. Also, increase the height of screening fence to 8’-10’ to match the proposed structure, relocate the screening fence and gravel surface out of the wetland buffer or provide remediation and provide letter containing the details via certified mail and provide the required security documents.

Voice Vote: Ayes: Unanimous
Nays: None

**MOTION APPROVED**

**Motion by Smigliani, second by Pearsall**
To approve the Special Approval Use SAU04-2016 #4716-23-100-025, Verizon Wireless Parallel Infrastructure. LI Zoning, 4 acre parcel at 12400 Doane Road, South Lyon, MI 48178 recommend approval in line with the report filed by Carlisle Wortman dated 9/20/16 and that the conditions in that report are maintained.

Voice Vote: Ayes: Unanimous
Nays: None

**MOTION APPROVED**

**CASE FILE DOCUMENTS:**

1.1 Site Plan
1.2 Aerial

**Written Correspondence and Documentation**
2.0 Completed application form
2.1 Letter of application with attachments
2.2 Carlisle Wortman dated 9/20/16
2.3 Notice of Public Hearing
2.4 Certificate of publication
GREEN OAK CHARTER TOWNSHIP  
PLANNING AND ZONING DEPARTMENT  
10001 Silver Lake Road, Brighton, MI 48116  
Phone: 810-231-1333 ext.104  Fax: 810-231-5080  

ZONING BOARD OF APPEALS  
APPLICATION  

DATE: August 31, 2016  
CASE NUMBER: Office will fill in  

INSTRUCTIONS:  

Prior to any appeal being filed with the Green Oak Charter Township Zoning Board of Appeals (ZBA), an applicant must have first applied for a building permit from the Green Oak Charter Township Building Department. The building permit must have had an administrative review conducted by a designated Building and Zoning Official and subsequently be denied if it is to be later considered by the Zoning Board of Appeals. This denial must be obtained in writing and copies submitted with the appeal application form, in no event should the denial letter be older than 30 days after the date of the decision from which the appeal is taken. The ZBA appeal application costs are not refundable.  

If an appeal is filed with the ZBA, the following application form and a site layout must be completed. ELEVEN COPIES of the application, site layout and any additional pages or documents that the applicant desires the ZBA to consider must be provided prior to the application form being accepted by the Zoning Administrator. All appeals must be filed by noon the third Wednesday (one month prior) to the scheduled meeting date, in order to be considered for that month’s meeting. There is a limit of five cases per monthly agenda, and applications are taken in order of submission. If more than five applications are received, the additional applications will be scheduled for the following meeting. The applicant or authorized representative must appear in person on their scheduled date. If an authorized representative is designated, the applicant must designate their authority in writing prior to the ZBA hearing being conducted. All costs exceeding the application fee are the responsibility of the applicant and must be paid in full prior to any building permits being issued.  

All property owners and occupants within 300 feet of the petitioner’s property will be notified by first class mail not less than 15 days prior to the public hearing.  

While there is not a prescribed method to a presentation to the ZBA, the applicant should be prepared to provide all available proofs, documents, evidence, etcetera to support their request for a variance at the time of the
hearing. Witnesses and/or any other tangible evidence to support the validity of the request for variance will be accepted and considered by the ZBA.

Applicant Information
Name: [Name]
Address: [Address]
City/State/Zip: [City/State/Zip]
Phone: [Phone]
Fax; [Fax]
E-Mail: [E-Mail]

Property Owner Information
Name: [Name]
Address: [Address]
City/State/Zip: [City/State/Zip]
Phone: [Phone]
Fax: [Fax]
E-Mail: [E-Mail]

Location of Property for which the variance requested
Address: [Address]
Cross Streets: [Cross Streets]
Tax Identification #: [Tax Identification #]

Zoning District: [Zoning District]
Lot Size/Acreage: [Lot Size/Acreage]
Current Use: [Current Use]

Variance Request: [Variance Request]

Total Number of Variances Requested: [Total Number of Variances Requested]

List the applicable Code Section Name, Section Number, and Subsection to be considered by the ZBA: [List the applicable Code Section Name, Section Number, and Subsection]

This information is contained in the Green Oak Charter Township Zoning Code Book

Describe Request: [Describe Request]
Criteria for a Dimensional Variance

Please respond to the following statements. The application must meet all criteria in order to obtain a variance. 38-95 (6)

What are the exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone.

- Must not be designed to exceed the applicable width limits.
- Must not be designed to be located and not fall outside the design radius.
- Typical setback variance for this use.

Such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

- The site is already industrial and represents the only parcel within the service area so located.

The granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.

- The variance will not compromise safety or public health or welfare.
- Development will not be injurious to the property.

The granting of such variance will not adversely affect the purpose or objectives of the master plan of the township.

- Control of this variance provides necessary infrastructure for 21st century communications to residents, businesses, and emergency services.

The condition or situation of the specific piece of property, or the intended use of such property, for which the variance is sought is not of so general or recurrent a nature.
You must provide the following information as part of your application:

1) Site Plan layout drawn to scale, which details the following:
   - Show all adjoining property setbacks and structures
   - Show existing and proposed setbacks from road right-of-ways
   - Show existing and proposed structures
   - Show required and existing setbacks by noting it on the site plan
   - Show NORTH arrow

2) Photographs of property in relation to roads and existing structures, when appropriate, to properly depict the reason for the appeal.

3) Written denial from the Planning and Zoning Administrator denying a building permit for this original request. **38-94 Appeal shall be taken within such time as prescribed by the ZBA by general rule, but in no event later than 30 days after the date of the decision from which the appeal is taken.**

4) Eleven copies of the application, site layout and any additional pages or documents.

5) A completed application. Incomplete applications with missing information will be returned and not placed on the ZBA agenda until complete.

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for Township officials, employees, consultants and members of the Zoning Board of Appeals to conduct an on-site inspection.

[Signatures]

Signature of Applicant
Date:

Signature of Owner, if different
Date:
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333 ext.104 Fax: 810-231-5080

SITE PLAN PROCESSING FORM

TO BE COMPLETED BY APPLICANT

1. Applicant Name: Parallel Infrastructure / J.R. Crane
   Address: 1126 N Main
   City/State/Zip: Rochester, MI 48307
   Phone: 248-650-8000 FAX: 248-650-9239
   E-Mail: jinepe@sbcglobal.net

2. Engineer Name: Stephen Hunt PE / Telcord Wireless
   Phone: 423-843-9500 FAX: 423-843-9509
   E-Mail: 

3. Current Property Owner Name: JBU Holdings
   Address: 60527 Town Square
   City/State/Zip: New Hudson, MI 48165
   Phone: 248-240-6809 FAX: 
   Length of Ownership: Purchase 6/15/2016

4. Type and Description of Development: Communication Monopole
   To serve Wireless Industry, Verizon Wireless
   Is to be first user

PUD ___, Subdivision ___, Site Condo ___, New Site Plan ___, Additional Phase ___.
5. Name of Development (if any):

6. Location of Development: W side of Doane Rd

7. Address: 12400 Doane Rd, South Lyon MI 48178

8. Tax Identification Number: 4716-23-100-025

8. Property Information

Zoning District: L1

Current Use: Warehouse

Acreage of Property: 4.1

Width: 789 Frontage

Depth: 

I, ______________________ (property owner), hereby give permission for the Green Oak Charter Township employees, consultants and members of the Planning Commission to enter on the property to for which the above referenced petition is proposed for purposes of verifying information provided on the submitted application.

I, ______________________ (applicant), I hereby affirm that the above information is correct to the best of my knowledge.

NOTE: IF COST OF REVIEW EXCEEDS STATED AMOUNT THE APPLICANT WILL BE BILLED FOR THE ADDITIONAL AMOUNT.

Applicant Name: Jonathan R. Crane

Signature: J B Crane

Date: 9/1/16

TO BE COMPLETED BY TOWNSHIP

1. Date filed with Township: 

2. Date submitted to Planning Commission: 

3. Action of the Planning Commission:
   a. Approval:
   b. Disapproval:
   c. Conditional Approval:
The meeting was called to order by Mr. Smigliani at 7:00 p.m.

Roll Call: 
Russell Brooks  
Rollin Green  
Bill Haskell  
Sarah Pearsall  
Deborah Sells  
Lamberto Smigliani  
Dean Williams

Absent: 
Deborah Sells  
Bill Haskell

Also Present:  
Debra McKenzie, Zoning Administrator  
Paul Montagno, Carlisle Wortman

Guests:  
12

APPROVAL OF AGENDA

Motion by Brooks, second by Pearsall  
To approve the agenda as presented.

Voice Vote:  Ayes: Unanimous  
Nays: None

MOTION APPROVED

Approval of the October 6, 2016 Regular Meeting Minutes

An addition of people in attendance was added to the minutes.

Motion by Pearsall, second by Williams  
To approve the minutes of October 6, 2016 as revised.

Voice Vote:  Ayes: Unanimous  
Nays: None

MOTION APPROVED

CALL TO THE PUBLIC – None
BUSINESS ITEMS

1. Public Hearing for Special Approval Use SAU04-2016 and Site Plan approval for parcel #4716-23-100-025, Verizon Wireless Parallel Infrastructure. LI Zoning, 4 acre parcel at 12400 Doane Road, South Lyon, MI 48178

Representing Verizon Wireless: Johnathan Crane
Michael Avery
Bob Costello

Mr. Montagno reviewed the Carlisle Wortman memo dated September 20, 2016 regarding the Special Land use Approval. He explained the Planning Commission should review the Basis of Determination of Section 38-44(c), and determine if the proposed special land use (wireless communication facility) is consistent with the Township Master Plan and existing pattern of development. However, the applicant must also comply with the standards covered in Section 38-199 regarding setbacks and screening. The proposed tower does not meet the setback requirements of Section 38-199. The screening fence must also be raised in height by 10" to fully screen all equipment.

The recommendation is that the Planning Commission conduct the public hearing regarding the special use application on October 20, 2016. However, action on the special use application should be postponed pending review by the ZBA and their determination regarding the deficient setbacks.

The Planning Commission reviewed the Basis of Determinations.

Mr. Montagno reviewed the Carlisle Wortman memo dated September 20, 2016 regarding the Site Plan Approval. He explained the plans are not in substantial compliance with the requirements of the ordinance; as such, it was recommended that the Planning Commission review the special use and site plan applications, conduct the public hearing but postpone any action on the site plan, pending ZBA review regarding the setbacks. The following items will need to be addressed.

1. Obtain a variance from the ZBA to locate the structure less than the required 125% of the height of the tower (225') from adjoining property lines.
2. Increase height of screening fence to 8'-10' or reduce the height of canopy to match 9'-0" high fence.
3. Relocate screening fence and gravel surface out of wetland setback.
4. Provide the required security documents.

Mr. Crane explained this is a build to suit project for Verizon Wireless. They are proposing a 180’ monopole which is needed for coverage and capacity. Verizon is the largest program since they started in 1984. They have been retrofitting existing towers and adding new towers to increase coverage. He explained that data, pictures and streaming are the biggest items in demand.

Mr. Smigliani opened the public hearing at 7:15 p.m. and closed it due to no one wishing to comment.
Mr. Brooks questioned what’s inside the pole. Mr. Crane explained it is a steel pole, hollow in the center with fiber cables up to the antennas. Mr. Brooks stated if this structure fails and it fall straight down, what happens to the cables/fibers. Mr. Avery stated the cables would snap. Mr. Costello stated it will crimp over at half its height, this would be an extreme unlikely event. Monopoles have withstood hurricanes and tornados. It’s important to understand the failure of these is a very remote possibility.

Mr. Avery stated the location is right in the area where there has been quite a bit of development. Right now it’s served in cell towers far away but then add the data usage and it is significantly taxing their network. Mr. Crane stated the property was selected because it’s LI. Mr. Costello stated that they targeted this property because it is the only industrial property within a ½ mile. Mr. Crane stated its location and capitalization in the wireless industry.

Mr. Brooks stated that the tower is 180’ with a 5’ lightening rod, do they need a variance for the height. Mr. Crane stated lightning rods are exempt and are not included in the height.

Mr. Williams stated that the residential area that will be seeing this is to the north. Mr. Crane commented that there are pretty heavy trees in that area with landscaping.

Ms. Pearsall questioned the fence on the wetlands. Mr. Crane stated if they look in the manual there is a fence and buffer area. When they started this project they didn’t know where the wetlands were. The wetland was flagged and located and there is no impact to the wetlands but it is within the 25’ buffer. They can, if its required, run the fence diagonally across and buffer the area, they can do that. What he would like to do is keep it as proposed and as planned the reason being the buffer areas are not required by the State and County, the buffer from the wetlands is twofold, one is to provide a quiet zone for the animals and wetland zone. This is probably the least intensive use on a commercial property that they would ever see, there is no dripping, no noise, no emissions, no visitors, no winter salts. The only impervious area are the cabinets, they are willing to tilt those. For those reasons they won’t impact anything.

Mr. Montagno stated a potential solution would be restoration with grass. Mr. Crane stated they are willing to do that. The Planning Commission agreed that restoration would be beneficial.

Mr. Smigliani questioned the battery storage. Mr. Crane stated the batteries are sealed, and that data was provided. Mr. Crane also agreed to provide a letter from the wetlands consultant for his recommendation on seeding inside the buffer area.

Motion by Green, second by Pearsall
To approve site plan for parcel #4716-23-100-025, Verizon Wireless Parallel Infrastructure. LI Zoning, 4 acre parcel at 12400 Doane Road, South Lyon, MI 48178. The applicant will obtain a variance from the ZBA to locate a structure less than the required 125% of the tower height to 225’ from the adjoining property lines. Also, increase the height of screening fence to 8’-10’ to match the proposed structure, relocate the screening fence and gravel surface out of the wetland buffer or provide remediation and provide letter
containing the details via certified mail and provide the required security documents.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

Motion by Smigliani, second by Pearsall
To approve the Special Approval Use SAU04-2016 #4716-23-100-025, Verizon Wireless Parallel Infrastructure. LI Zoning, 4 acre parcel at 12400 Doane Road, South Lyon, MI 48178 recommend approval in line with the report filed by Carlisle Wortman dated 9/20/16 and that the conditions in that report are maintained.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

2. River Run LLC, Zander Properties Leman Road Industrial Park, Site Plan approval for SP02-2016 # parcel 4716-31-100-034

Mr. Montagno reviewed the Carlisle Wortman memo dated August 19, 2016. Based on their most recent review the determined that the previously identified areas of concern have been addressed and corrected by the applicant. However the list below are items to be addressed by the department listed within. Upon successful completion or approval from the respective department, they will support the approval of the site plan.

1. Any modifications or improvements for the septic field shall meet the requirements of the Livingston County Health Department;
2. The increase of intensity to the septic field should be reviewed by Livingston County Health Department;
3. The Township Engineer should review the proposed site changes and current conditions to ensure that the storm water system still functions adequately;
4. Owner to provide samples of the exterior building material; and
5. The Master Deed and By-Laws should be reviewed by the Township Attorney.

Pat Keough with Ace Civil Engineering explained this was originally designed with the 6 buildings on it, the building pads were prepped, everything was constructed except those two buildings. They would like to final out the project as it was originally approved. The exact same buildings are planned. Revisions on the handicap spots were done, the permits are in hand as far as the storm water, not adding more than what was originally designed. They will be using the surface area method to calculate the sedimentation pons, they prefer to leave it as it is since it is functioning fine. Landscape issues have been addressed. A photometric plan was added. They will be matching the existing building materials that are currently there.
October 31, 2016

Dear Mr. Crane:

Per your request, I have examined the above-referenced compound plans and the Township requirement to relocate the perimeter fence along, or plant vegetation within, the 25 foot wetland buffer required by Township ordinance. Based on choosing the vegetation planting option, the following is recommended for the area which will be within the facility fencing:

The subject required vegetation area is a small triangle along the western side of the proposed compound enclosure, comprising approximately 650 to 700 square feet (0.016 acre). The area is entirely upland, has previously been disturbed by historical development, and consists of well drained soils. Therefore, the recommended seed mix is a native low-profile prairie mix suitable for drier sites (see attached Cardno seed mix or use approved equivalent). This mix was chosen because compared to typical turf grasses these native plants tend to have deeper and more complex root zones, which promote infiltration and benefit water quality. This native seed mix should be applied at 39 PLS (Pure Live Seed) pounds per acre. This seed mix can also be used on any non-use disturbed areas along and exterior to the proposed fencing, it includes a temporary cover of annual oats and rye, and does not need to be irrigated after installation.

Prior to hand broadcasting the seed onto the subject area, remove any woody vegetation present and scarify (or de-compact) the planting area. Ofttimes the seed is divided in half, with one half being applied in one direction and the remaining half in the opposite direction, as this ensures one does not run out of seed. Once broadcasting is complete the area should be rolled (or equivalent) to ensure there is good seed to soil contact. The optimum time to apply the recommended seed mix is from October 1 to June 15.

Since the typical seed mixes are only sold in amounts of ¼ acre increments, there will likely be seed left over if applied at specified rates. Any remaining seed should be retained and the area can be re-seeded in the spring or fall following initial broadcasting.

If there are any questions, please do not hesitate to contact me.

Sincerely,

Timothy Bureau

Enclosure: Cardno Low Profile Prairie seed mix.
Low-Profile Prairie

This prairie seed mix provides a wide range of shorter prairie grass, sedge, and wildflower species. Most species will grow to 4 feet or less, making this an ideal mix for areas where taller forbs and grasses are not appropriate. Once established, this wildflower community displays a variety of colors, blooming from early spring to fall, creating a diverse habitat for birds, butterflies, moths, and other pollinators. This seed mix is suitable for medium-to-dry sites. This seed mix includes at least 5 of 6 native permanent grass and sedge species and 29 of 34 native forb species. Apply at 36.67 lbs/1000 square feet per acre.

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<thead>
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<th>Scientific Name</th>
<th>Common Name</th>
<th>Pounds/1000 sq ft</th>
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<tr>
<td>Bocconia curvifolia</td>
<td>Side Oats Grama</td>
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<tr>
<td>Cocco spp.</td>
<td>Prairie Sedge Mix</td>
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<tr>
<td>Elymus canadensis</td>
<td>Canada Wild Rye</td>
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<td>Koeleria macrantha</td>
<td>June Grass</td>
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<td>Panicum virgatum</td>
<td>Switch Grass</td>
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<tr>
<td>Schizachyrium scoparium</td>
<td>Little Bluestem</td>
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<td>Avena sativa</td>
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<td>Lolium multiflorum</td>
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<tr>
<td>Amorpha canescens</td>
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<tr>
<td>Asclepias syriaca</td>
<td>Thimbleweed</td>
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<tr>
<td>Asclepias tuberosa</td>
<td>Butterfly Weed</td>
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<tr>
<td>Baptisia australis</td>
<td>White Wild Indigo</td>
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<td>Chamomilla recutita</td>
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<td>Deila canadica</td>
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<td>Delta purpurea</td>
<td>Purple Prairie Clover</td>
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<tr>
<td>Dianthus armeria</td>
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<tr>
<td>Echinacea purpurea</td>
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<tr>
<td>Eryngium umbellatum</td>
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<td>Ratibida pinnata</td>
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<tr>
<td>Rudbeckia hirta</td>
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<tr>
<td>Rudbeckia subcortens</td>
<td>Sweet Black-Eyed Susan</td>
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<td>Siliquium terebatinum</td>
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<td>Silphium scapanoides</td>
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<tr>
<td>Symphyotrichum novae-angliae</td>
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<td>Vernonia spp.</td>
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<td>Salvia sp.</td>
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Application For Approval

Special Supplements To
Application For Special Land Use
And Site Plan Approval

Note: ZBA Variance Application is to be submitted after Special Use and Site Plan decisions pursuant to pre-submission meeting of August 5, 2016 at 2:30 p.m.

I. Special Land Use Application Requirements
   Article IV – Section 38-99, Review Standards

II. Statement of Qualifications And Background of Professionals Offering
    Opinion Testimony

III. Coverage Plots of Adjacent Towers Serving The Area

IV. Maintenance Plan on Site and Removal Criteria

V. Special Use Determination Criteria

VI. Site Plan Submittal Checklist

VII. Hazardous Substances Reporting Form
     Battery Information Sheet

VIII. Application For Land Use

IX. Sabre Industries Structural Review Letter

X. Single Lighting Unit – Actuated

XI. Equipment Canopy Detail

XII. Michigan Zoning Enabling Act 110 of 2006
     Section 125.3514

XIII. Pre-Application Meeting Form, Check and Notes
I. Special Land Use Application Review Standard
I. Special Land Use Application Requirements And Conditions

1. Application and Site Plans are submitted.

2. Landscape planting is included with Application.

3. An acceptable Removal Agreement will be provided at the time of building permit.

4. Map of adjacent tower sites and service levels is included.

5. Name and Address of Specific Maintenance Personnel will be provided at the time of building permit application. During the Application Process the contact is:
   Jonathan R. Crane  
   1126 N. Main St.  
   Rochester, MI 48307  
   Phone: 248-650-8000  
   Fax: 248-650-9239  
   Email: jrcpc@sbcglobal.net

6. Application fees are governed by the Michigan Zoning Enabling Act 110 of 2006 – Section 125.3514 (5). “A fee required to accompany any application shall not exceed the local unit of government’s actual, reasonable costs to review the application or $1,000, whichever is less.

7. Township and Owner have no records regarding prior zoning approvals.

8. Engineering Plans indicate the monopole is designed for collocation opportunities. Additional ground space is available in the ground compound area.

9. All Federal, State and Local Building Codes will be followed. The site will meet all applicable codes as outlined in the attached letter from the monopole provider Sabre Towers.

10. Michael Avery, Radio Frequency Engineer for Verizon Wireless will be available to answer questions regarding the height necessary for the project.
11. Other properties included the South Lyon High School tall mast lighting structures which were unavailable. Township owned property at the Fire Station, southerly from this site was considered but found to be geographically unacceptable.

12. See Answer 11 above.

13. The Industrial Zoned parcel surrounded by undevelopable wetlands is an ideal location for the new monopole development.

14. Numerous government permits related to environmental, SHPO and FCC requirements are secured. The 180’ height will not require FAA clearance. The pole will not be illuminated with warning lights.

15. Names and Expertise of Professionals related to the project are submitted with this Application for Site Plan and Special Use Approval.

16. The Applicant does not believe that the items presented warrant a separate review by other Professionals.

17. Applicant’s Contact Information is:
    Jonathan R. Crane
    1126 N. Main St.
    Rochester, MI 48307
    Phone: 248-650-8000
    Fax: 248-650-9239
    Email: jrnce@sbcglobal.net
II. Statement of Qualifications And Background of Professionals
II. Statement Of Qualifications and Background Of Professionals

Jonathan R. Crane

Jonathan R. Crane is principal and owner of C&W Consultants, Inc. located in Rochester, Michigan. Established in 1984, C&W Consultants, Inc. provides engineering, zoning, land use and site plan consultations to clients and municipalities throughout Michigan. Mr. Crane has worked for numerous telecommunications companies continuously since 1980. Jon is a graduate of General Motors Institute, Flint, Michigan (Industrial Engineering) and Georgia Institute of Technology, Atlanta, Georgia (MS Engineering and Master of City Planning). He also holds a Juris Doctor from the Detroit College of Law, Detroit, Michigan.

Mr. Crane is a Registered Professional Engineer and Lawyer. He is a Life Member of the American Society of Civil Engineers, Member of the Masters Section of the State Bar of Michigan and Past President of the Detroit Model T Ford Club.

Mr. Crane’s anticipated testimony will include presentation of the plans and data supporting the project as well as land use and impact assessments related to the wireless tower.

Robert Przybylo

Mr. Przybylo is the owner of RJP Consultants, Inc. in Birmingham, Michigan. Mr. Przybylo is a graduate of Michigan State University and has worked in site evaluations for wireless communication services since 1995. Mr. Przybylo is responsible for locating the monopole antenna site in an area that meets the criteria established by the wireless radio specialists. In addition, Bob is tasked with locating a willing property owner with proper title and acceptable zoning criteria with an interest in assisting the licensed communications provider with improving wireless services in the community. He has completed these assignments for numerous providers through the Country.

Michael Avery
Senior Radio Frequency Engineer

Michael Avery is a Senior Radio Frequency Engineer employed by Verizon Wireless and its predecessor entities since 1994. Michael is a graduate of Michigan Technological University, Houghton, Michigan and works at the Verizon Technical Center in Southeastern Michigan. He earned a Bachelor of Electrical Engineering in 1994. Job responsibilities at his present position include site radio frequency propagation, capacity planning, wireless network design and handoff of wireless communications signals related to voice, data and location information. Michael has
particular expertise in identifying system deficiencies and coordinating system improvements with a goal of providing seamless wireless coverage in urban markets.

Mr. Avery has testified before many local bodies regarding the location and need for additional wireless communications equipment. He has also provided technical consultation to State Agencies regarding global positioning. That work led to Court testimony as an independent professional regarding these matters.

Mr. Avery is a lifetime resident in the area and a graduate of the nearby South Lyon High School.

Timothy Bureau
Environmental and Wetlands Specialist

Timothy Bureau is employed by Trileaf Consultants, an environmental consulting firm.

Mr. Bureau is a graduate of Central Michigan University, Mt. Pleasant, Michigan and holds a Master of Arts Degree from Western Michigan University, Kalamazoo, Michigan. His specialized expertise is Resource Analysis and Management. He is a Certified Professional Wetlands Scientist and Certified Storm Water Management/Construction Site Operator.

Mr. Bureau has completed hundreds of projects while employed by the Michigan Department of Natural Resources and the Michigan Department of Transportation.

Mr. Bureau’s anticipated testimony will relate to flagging and identification of the wetland’s boundary and cell site design and grading that is permeable and flowing to the landscape areas minimizing any adverse impacts on adjacent wetlands.

Stephen Hunt P.E.
Design Manager

Mr. Hunt is the owner of TeleCad Wireless Site Design, Incorporated and completed all site plans submitted to the Township. Mr. Hunt supervises the land surveys and site layout ensuring compliance with Local, County and State Codes. Stephen Hunt is a graduate engineer and has worked for telecommunication companies throughout the United States. He is a Registered Professional Engineer in many States including Michigan.

Mr. Hunt is available to testify regarding site plan criteria incorporating into the design as well as setbacks, tower layout and other matters.
Stephen Carpenter P.E.
Design Engineer

Mr. Carpenter is a Professional Engineer and site design specialist with TeleCad Wireless Site Design. He has completed the site layout and drawings related to the Planning Commission submittal.

He is a graduate Civil Engineer from the University of Tennessee and is the Engineering Department Manager for TeleCad Wireless Site Design. In addition to site design he has completed structural analysis for wireless towers.

Mr. Carpenter is available to assist the Planning Commission, Zoning Board of Appeals and Township Board in completing their evaluation of the Special Land Use Request as well as the safety at the tower design relative to property line setbacks.

Robert Beacom
Senior Structural Tower Engineer

Robert Beacom is a Senior Design Engineer employed by Sabre Industries in Sioux City, Iowa. Mr. Beacom works full time in tower specific structure analysis and the design relative to Sabre products. He is a graduate of Iowa State University and has worked exclusively in this area regarding tower structural design since 2005. He is a Registered Professional Engineer.

Mr. Beacom is familiar with all appropriate government safety regulations regarding tower structural design, buckling design and ice loading. His testimony by Affidavit will involve tower loading, strength, wind impacts and safety.
III. Coverage Plots Serving The Area
IV. Site Maintenance Plan And Agreed Removal Criteria
IV. Site Maintenance Plan

The monopole compound is visited twice each month by a technician driving a van-type vehicle. There are neither regular employees nor scheduled package deliveries to the site. Maintenance of the site is completed by the technicians including shrub trimming, staining and painting of cedar fence and weed control. All ground coverings are placed over permeable fabric. Weeds will be pulled as herbicide treatments will not be used due to the nearby wetlands.

Removal Criteria

As a condition of the Special Use Approval, Parallel Infrastructure will agree to remove the tower in the event the site remains unoccupied for a period exceeding 180 days. The tower owner, Parallel Infrastructure, agrees that if the site remains unused for the 180 day period they will notify the Zoning Administrator of the non-use and if requested by the Zoning Administrator will submit for a demolition permit and remove the monopole within 60 days of issuance of the demolition permit.
V. Special Land Use Determination Criteria
V. Special Use Determination Criteria

Parallel Infrastructure proposes to build a 180’ multi-carrier monopole on a light industrially zoned parcel located at a warehouse site on Doane Road. The monopole is designed to withstand high winds and exceeds all safety criteria by at least 25%. In addition, the pole is designed to “buckle” in the unlikely event of a catastrophic failure.

The location was selected to add capacity and services to residents of Green Oak Township. Increased wireless demand for voice, data, global positioning and related services have caused overload conditions on the adjacent sites. This monopole will provide necessary coverage capacity to homes, businesses and drivers in the area.

(1) Will be harmonious and accordance with the general objectives or any specific objectives of the Township’s Master Plan.

The monopole provides wireless 21st Century communications services in accordance with current Township resident’s needs. The Doane Road site is zoning light industrial and permits 180’ monopole structures as a Conditional Use. The project is designed to serve multiple carriers.

(2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

The installation will not change the character of the area. The site is on a developed industrial warehouse site.

(3) Will not be directly or indirectly hazardous or disturbing to existing or future uses, ecosystems, waterways, wetlands, etc.

Safety is a primary concern in the wireless industry and every step of the development process is geared toward providing “safe wireless services at affordable prices.” (Verizon Wireless Corporate Mission Statement). All designs and installations are predicated upon safety and environmental review. This includes soils and foundation design, grading and structural analysis. The site has been surveyed by and wetlands specialist of considerable merit. His recommendations are incorporated into the design.
(4) Will be an improvement in relation to property in the immediate vicinity and to the Township as a whole.

The additional wireless network will benefit residents, businesses and the general public. Improved wireless is imperative to the continued improvements in the quality of life to area residents.

(5) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately for any such service or facility.

The site is serviced by fiber telephone and electricity. Both services are nearby. The monopole does not create any unusual new service demands upon roads, schools, utilities or other infrastructure facilities.

(6) Will not create excessive additional public costs and will not be detrimental to the economic welfare of the Township.

No additional public costs are anticipated with the project. The wireless service levels are becoming intensive and necessary criteria for viable economic development.

(7) Will be consistent with the intent and purposes of this chapter.

The industrially zoned parcel use for a wireless monopole is well within the intents of the Green Oak Charter Township Zoning Ordinance. Further, the smaller setback from property lines is supported by both past practice, history of monopoles and sound engineering data.
VI. Site Plan Submittal Checklist
# SITE PLAN SUBMITTAL CHECK LIST

Reference Section 38-71

PLEASE REVIEW AND COMPLY WITH SECTION 38-71 OF THE GREEN OAK TOWNSHIP ZONING CODE BEFORE COMPLETING THIS CHECK LIST.

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>The site plan is to contain the following information:</th>
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<tr>
<td></td>
<td></td>
<td><strong>A. GENERAL INFORMATION</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1. Proprietor's name, address, telephone, e-mail and fax numbers</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Date (month, day, year), including revisions</td>
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<td>3. Title block</td>
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<td>4. Scale</td>
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<tr>
<td></td>
<td></td>
<td>5. North point</td>
</tr>
<tr>
<td>✔</td>
<td></td>
<td>6. Location map drawn at a scale of 1&quot; - 2000' with northpoint Indicated</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7. Architect, engineer, surveyor, landscape architect, or planner's seal</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8. Existing lot line, building lines, structures, parking areas, etc. on the parcel, and within one hundred (100) feet of the site</td>
</tr>
<tr>
<td></td>
<td></td>
<td>9. Proposed lot lines, property lines and all structures, parking areas, etc., within the site, and within one hundred (100) feet of the site</td>
</tr>
<tr>
<td>✔</td>
<td></td>
<td>10. Centerline and existing and proposed right-of-way lines</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11. Zoning classification of petitioner's parcel and all abutting parcels</td>
</tr>
<tr>
<td>✔</td>
<td></td>
<td>12. Gross acreage figure</td>
</tr>
<tr>
<td></td>
<td></td>
<td>13. Proximity to major thoroughfare and/or section corners</td>
</tr>
</tbody>
</table>
B. PHYSICAL FEATURES:

1. Proposed locations of access drives, street intersections, driveway locations, sidewalks, signs curbing, and acceleration, deceleration, and passing lanes

2. Location of existing and proposed service

3. All buildings with dimensioned floor plans, setback and yard dimensions, and typical elevation views of proposed structures

4. Dimensioned parking spaces and calculations, drives and method of surfacing

5. Exterior lighting locations, complete fixture cut sheets and illumination patterns

6. Location and description of all existing and proposed landscaping, berms, fencing and walls

7. Sidewalks and bike paths

8. Trash receptacle pad location and method of screening

9. Transformer pad location and method of screening

10. Dedicated road or service drive locations

11. Entrance details including sign locations and size

12. Design of fire lanes

13. Any other pertinent physical features

C. NATURAL FEATURES:

1. A statement of soil characteristics of the parcel to at least the detail provided by the US Soil Conservation Service “Soil Survey of Livingston County, Michigan”

2. Existing topography with a maximum contour interval of two (2) feet indicted. Topography on the site for a distance of one hundred (100) feet in all directions shall be indicted

3. On parcels more than one (1) acre, a grading plan showing finished contours at a maximum interval of two (2) feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading

4. Location of existing drainage courses, lakes, ponds, rivers and streams, including their water surface elevation, flood plain elevation, and ordinary high water mark

5. Location of existing wetlands

6. Location of natural resource features, including woodlands

D. Additional Requirements for Multiple-Family, Cluster, PUD Developments, Commercial and Industrial Developments
VII. Hazardous Substances Reporting Form

Battery Information Sheet
HAZARDOUS SUBSTANCES REPORTING FORM
FOR SITE PLAN REVIEW

Note: This form should be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products).

Name of Business: 

Name of Business Owner: 

c/o Jonathan Crane

Street and Mailing Address: 1126 W Main Rochester Mi 48307

Telephone Number: 248-650-8000

Part I: MANAGEMENT OF HAZARDOUS SUBSTANCES AND POLLUTING MATERIALS

1. Y ☑ Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan.

2. Y ☑ Will hazardous substances or polluting materials be reused or recycled on-site?

3. Y ☑ Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page.

4. Y ☑ Will new underground storage tanks be located less than 2000 feet from drinking water wells serving two or more establishments, or less than 300 feet from a single family drinking water well?
Battery Information Sheet

**Industrial Nickel-Cadmium cells, modules and battery systems**

According to REACH regulation (EC 1907/2006, Art 31) and to OSHA regulation (29 CFR 1910.1200), batteries are ARTICLES with no intended release. **As such, they are not covered by legal requirements to generate and supply an SDS or an MSDS.**

This Battery Information Sheet is provided solely as an information document for the purpose of assisting our customers.

1. **IDENTIFICATION**

1.1 **Product**

Industrial Ni-Cd cells and modules or battery systems composed of these cells

1.2 **Supplier**

<table>
<thead>
<tr>
<th>Headquaters</th>
<th>Saft S.A.S</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>12 RUE Sadi Carnot, 93170 BAGNOLET – France</td>
</tr>
<tr>
<td>Phone/Fax</td>
<td>+33 (0)1 49 93 19 18 / +33 (0)1 49 93 19 50</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Factory</th>
<th>Saft Bordeaux</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>111-113, boulevard Alfred Daney, 33074 BORDEAUX – France</td>
</tr>
<tr>
<td>Phone/Fax</td>
<td>+33(0)5 57 10 64 00–+33(0)5 57 10 68 77</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Factory</th>
<th>Saft AB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Jungnergaten – Box 709 SE-572 28 OSKARSHAMN- Sweden</td>
</tr>
<tr>
<td>Phone/Fax</td>
<td>+46 491 68 00/ +46 491 68 180</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Factory</th>
<th>Saft Nersac</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Zone industrielle, 16440 NERSAC – France</td>
</tr>
<tr>
<td>Phone/Fax</td>
<td>+33 (0)5 45 90 50 26 /+33(0)5 45 90 50 71</td>
</tr>
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<table>
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<tr>
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<tbody>
<tr>
<td>Address</td>
<td>Raskovice 247, 73904 PRAZMO – Czech Republic</td>
</tr>
<tr>
<td>Phone/Fax</td>
<td>+420 558 426 257/ +420 558 426 300</td>
</tr>
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<table>
<thead>
<tr>
<th>Factory</th>
<th>Saft Valdosta</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>711, Industrial Boulevard, VALDOSTA, GA 31601 –USA</td>
</tr>
<tr>
<td>Phone/Fax</td>
<td>Tel/ Fax : +1 229 247 2331/ +1 229 247 8486</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Factory</th>
<th>Amco Saft India Ltd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Hebbal, Bellary – Jakkur Road, Byatarayanapura, BANGALORE 560092- India</td>
</tr>
<tr>
<td>Phone/Fax</td>
<td>+86 756 881 9318/ +86 756 881 9328</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Factory</th>
<th>Saft Batteries Co., Ltd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Zhubai Free Trade Zone, Lianfeg Road, ZHUHAI 519030, Guangdong Province – China</td>
</tr>
<tr>
<td>Phone/Fax</td>
<td>+86 756 881 9318/ +86 756 881 9328</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Factory</th>
<th>Saft Poitiers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Rue Georges Leclanché - BP n°1089, 86060 POITIERS Cedex 9 – France</td>
</tr>
<tr>
<td>Phone/Fax</td>
<td>+33(0)5 49 55 48 48/ +33 (0)5 49 55 48 50</td>
</tr>
</tbody>
</table>

1.3 **Emergency contact**

Chemtrec US Service within the USA: + 1 800 424 93 00/outside: +1 703 527 3887

July 2014 – Version 1.4 – Industrial Ni-Cd cells, modules or battery systems
2. HAZARD IDENTIFICATION

2.1 At cell level

Not chemically dangerous with normal use, where the electrode materials and the electrolyte are enclosed within the cell. In particular, the battery should not be opened or burned. Exposure to Ingestion of the ingredients contained within could be harmful.

EYE CONTACT: contents of an opened cell (electrolyte) within a battery can cause severe burns.

SKIN CONTACT: Electrolyte solution inside cells can cause severe burns.

2.2 At module and battery system level

HIGH VOLTAGE: Systems with voltages ≥ 100 volts should always be kept in a restricted access area. Only authorized people aware of high voltage hazards and trained to work on such systems are allowed to enter in the battery area.

TEMPERATURE: Do not place the batteries on or near fires or other high-temperature locations (> 70°C).

3. COMPOSITION, INFORMATION OR INGREDIENTS

3.1 At cells and modules level

<table>
<thead>
<tr>
<th>Component</th>
<th>CAS Number</th>
<th>EINECS/ELINCS</th>
<th>Content (wt. %)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active nickel**</td>
<td>12054-48-7</td>
<td>235-008-5</td>
<td>4-15</td>
</tr>
<tr>
<td>Active cadmium***</td>
<td>21041-95-2</td>
<td>244-168-5</td>
<td>7-12</td>
</tr>
<tr>
<td>Cobalt</td>
<td>21041-93-0</td>
<td>244-166-4</td>
<td>0-2</td>
</tr>
<tr>
<td>Alkaline electrolyte (pH=14)</td>
<td>N/A</td>
<td>N/A</td>
<td>14-40</td>
</tr>
<tr>
<td>Plastics</td>
<td>N/A</td>
<td>N/A</td>
<td>5-20</td>
</tr>
<tr>
<td>Steel</td>
<td>N/A</td>
<td>N/A</td>
<td>10-40</td>
</tr>
<tr>
<td>Nickel</td>
<td>7440-02-0</td>
<td>231-111-4</td>
<td>5-20</td>
</tr>
<tr>
<td>Copper</td>
<td>7440-50-8</td>
<td>231-159-6</td>
<td>0-10</td>
</tr>
</tbody>
</table>

* Quantities may vary with cell model.
** Active nickel present as Ni(OH)\(_2\) and Ni(OH)\(_3\).
*** Active cadmium present as Cd(OH)\(_2\) and Cd: the cells and modules, depending on the state of charge, contain cadmium (CAS 7440-43-9, EINECS 231-152-8), listed on REACH candidate list since June 2013.

3.2 At battery system level

Depending on the application and on customers’ requirements, modules are assembled either in a plastic, wood or steel container.

4. HANDLING AND STORAGE

STORAGE: Store in a dry place. Since short circuit can cause burn hazard, keep batteries in original packaging until use and do not jumble them.

HANDLING:
- Do not short (+) or (-) terminal with conductors/conductive materials.
- Do not reverse the polarity
- Do not open the battery system or modules
- Do not submit to excessive mechanical stress.

CHARGING/DISCHARGING: Refer to Saft Instructions.
5. PHYSICAL AND CHEMICAL PROPERTIES

The Nickel-Cadmium cell or battery described by this Battery Information Sheet is a manufactured “article” and does not expose the user to hazardous chemicals when used in accordance with manufacturer specifications.

- Boiling Point – Not applicable
- Vapor Pressure – Not applicable
- Specific Gravity – Not applicable
- Melting Point – Not applicable
- Vapor Density – Not applicable
- Physical shape and colour as supplied

6. STABILITY AND REACTIVITY – the battery system is stable when handled and stored according to section 4

MATERIALS TO AVOID: Do not fill cells with acidic electrolyte for e.g. lead/acid battery

CONDITIONS TO AVOID: Avoid exposing battery to fire or temperature over 85°C. Do not disassemble, crush or short-circuit the electrode connections or install with incorrect polarity. Avoid deformation/crushing of cells

7. TOXICOLOGICAL INFORMATION

If the cell is mechanically, thermally or electrically abused to the point of compromising the enclosure toxic and hazardous internal components may be exposed.

- ACUTE TOXICITY
  The electrolyte:
  - Potassium hydroxide: LD50/oral/rat: 365 mg/kg
  - Lithium hydroxide: No data available

Exposure monitoring performed with the assistance of battery charging area employees between 1993 and 2012 has consistently resulted in no detectable levels of cadmium or nickel.

- HEALTH HAZARD
  Skin contact can cause severe injury.
  Eye contact rapidly causes severe damage. Risk of permanent damage.
  Ingestion usually results in severe injury. Risk of permanent injuries.

8. ECOLOGICAL INFORMATION

There is no ecological harm when batteries are used correctly and recycled after use has ended.

Spilled/Released electrolyte: The sharp pH rise may cause harmful impact on fish, plankton and stationary organisms. If released to water bodies, the electrolyte contained in the product can be toxic for aquatic organisms because of alkalinity.

9. DISPOSAL CONSIDERATIONS

As with all battery systems, Ni-Cd cells must be collected separately from other waste and recycled – contact your local Saft representative for information
Never incinerate Ni-Cd batteries
Never dispose of Ni-Cd batteries in landfills

Europe: End-of-life management must be performed according to directive 2006/66/EC on batteries and accumulators and waste batteries and accumulators as well as its transposition into each European Union’s Member State national legislation. Check with Saft or with your national or local environment authority for details.
For this purpose, within the EU and in many other countries, Saft has implemented a network of bring back points which receive waste industrial Ni-Cd batteries free of charge from end-users.

See the section on “Recycling policy in About us” on [http://www.saftbatteries.com](http://www.saftbatteries.com)

10. TRANSPORT INFORMATION

10.1 UNITED NATIONS

- UN N°: 2795

10.2 INTERNATIONAL CONVENTIONS

- Air : IATA manual
- Sea : IMDG code
- Land Europe: ADR (road) or RID (rail)

10.3 APPLICABLE REQUIREMENTS

International air transport is not restricted provided that, as stated in IATA special provision A164, batteries and battery powered devices/equipment being transported by air are protected from short-circuiting and in addition of dangerous or unintended activation in the case of a device/equipment.

Road transport in Europe of new or used cells and batteries with classification UN2795 (Class 8) is not restricted according to ADR special provision 598, providing that requirements of this special provision are met.

Defective or damaged cells or batteries that have the potential of leading to a hazardous event during transportation must not be shipped.

<table>
<thead>
<tr>
<th>UN</th>
<th>NAME</th>
<th>LAND: RAIL &amp; ROAD</th>
<th>SEA (IMDG)</th>
<th>AIR (IATA)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Proper shipping name</td>
<td>Hazardous Class</td>
<td>Packing group</td>
<td>Label</td>
</tr>
<tr>
<td>2795</td>
<td>BATTERIES WET, FILLED WITH ALKALI Electric storage</td>
<td>8</td>
<td>C 11</td>
<td>(ADR) – None (US)(DOT). III (for packaging: see SP598, no packaging if new or used not damaged) Other case P801/P801a for packaging</td>
</tr>
</tbody>
</table>

More information concerning shipping, testing, marking, packaging, special provisions and handling of defective/damaged products can be obtained from your Saft sales representative.

11. REGULATORY INFORMATION

11.1 PRODUCT MARKING (EU)

Cd

July 2014 – Version 1.4 – Industrial Ni-Cd cells, modules or battery systems
11.2 PRODUCT MARKING (US)

Regulated marking includes the three pointed chasing arrows symbol, the abbreviation Ni-Cd, and the phrase BATTERY MUST BE RECYCLED OR DISPOSED OF PROPERLY.

12. FIRST AID MEASURES [not anticipated under normal use]

For contact with electrolyte:

**EYE CONTACT:** Rinse immediately with plenty of water during at least 15-30 minutes, seek immediate medical attention/treatment

**SKIN CONTACT:** Rinse immediately with plenty of water and seek medical attention/treatment

**INHALATION:** Remove to fresh air, rinse mouth and nose with water and seek immediate medical attention/treatment.

**INGESTION:** If the injured is fully conscious, clear mouth with water and afterwards drink plenty of water. Do not induce vomiting. Send immediately to hospital for medical attention/treatment.

13. FIRE FIGHTING MEASURES [not anticipated under normal use]

**EXTINGUISHING MEDIA:**
Use Class D-Dry chemical and/or sand
Do not use water

**SPECIAL FIRE FIGHTING PROCEDURES:**
Fire fighters should wear self-contained breathing apparatus and full fire-fighting protective clothing.
If overheated by an external source or by internal shorting, the cell may give off potassium hydroxide mist and/or hydrogen gas.

In fire situations, fumes containing cadmium and nickel compounds may develop; danger of serious acute damage to health by inhalation of fumes.

14. EXPOSURE CONTROLS AND PERSONAL PROTECTION*

Handle an opened battery only in a well ventilated place.

<table>
<thead>
<tr>
<th><strong>Respiratory protection</strong></th>
<th>Fire fighters should wear self-contained breathing apparatus.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hand protection</strong></td>
<td>Use polypropylene, polyethylene, rubber or Viton gloves when handling leaking or ruptured cells.</td>
</tr>
<tr>
<td><strong>Eye protection</strong></td>
<td>In case of incident or after an abusive use, in case of a leak or cell opening, wear safety glasses with protected side shields or a mask covering the whole face when handling leaking or ruptured cells</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td>In the event of leakage or ruptured cells, wear a rubber apron and protective clothes.</td>
</tr>
</tbody>
</table>

*AFNOR pictograms
15. ACCIDENTAL RELEASE MEASURES [not anticipated under normal use]

INDIVIDUAL PRECAUTIONS:
In case of fire, evacuate the employees from the area until fumes dispersal.
In case of electrolyte leakage, flush electrolyte spillage with plenty of water and beware risk of slipping/falling.
In case of skin or eye contact, inhalation or ingestion, follow the measures described in section 12.

ENVIRONMENTAL PRECAUTION: Avoid sewage, surface water and underground water contamination. Avoid ground and atmosphere contamination.

WAYS OF CLEANING: Using protective glasses and gloves, use absorbent material (sand, earth or vermiculite) to absorb any exuded material. Seal leaking battery (unless hot) and contaminated absorbent material in plastic bag or suitable leak proof container and send for recycling in accordance with local regulations.

16. OTHER INFORMATION

This information has been compiled from sources considered to be dependable and is, to the best of our knowledge and belief, accurate and reliable as of the date compiled. However, neither exhaustively nor perfect reliability can be granted. Information does not imply implicit or specific warranty of it.

This information relates to the specific products designated and may not be valid for such products used in combination with any other materials or in any process. It is the user’s responsibility to satisfy himself as to the suitability and completeness of this information for his particular use.

Saft does not accept liability for any loss or damage that may occur, whether direct, indirect, incidental or consequential, from the use of this battery information sheet provided as a service to our customers. Saft does not offer warranty against patent infringement.
VIII. Application For Land Use
Application for Land Use

I. PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Address</th>
<th>Zip Code</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>J.R. Holding</td>
<td>60527 Town</td>
<td>48165</td>
<td></td>
</tr>
<tr>
<td></td>
<td>S.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City/State</td>
<td>New Hudson</td>
<td>M.</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Address</th>
<th>Zip Code</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1166 N M-22</td>
<td>48307</td>
<td>248-650-8000</td>
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<table>
<thead>
<tr>
<th>Job Address</th>
<th>Tax ID</th>
<th>Subdivision</th>
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<tbody>
<tr>
<td>Address To Be</td>
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<tr>
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<table>
<thead>
<tr>
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<tr>
<td></td>
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<table>
<thead>
<tr>
<th>Signature</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>J.R. Course</td>
</tr>
</tbody>
</table>

II. TYPE OF IMPROVEMENT

<table>
<thead>
<tr>
<th>Tick</th>
<th>Address</th>
<th>Shed &lt; 200 s.f.</th>
<th>Tree Removal</th>
<th>Other</th>
<th>Grading</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Fence</td>
<td>Re-countoring of land</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

III. INFORMATION REQUIRED

1. Location, shape, area and dimensions for the lot or acreage.

2. Location of the proposed construction, alteration or repair upon the lot or acreage affected, along with existing structures, wells and disposal systems.

3. Dimensions, height, bulk of structures and setback lines.

4. Nature of the proposed construction, alteration or repair and the intended uses.

5. Present use being made of any existing structure affected and any proposed change in the use thereof.

6. Show ownership of property affected by the permit.

Zoning Administrator Approval: Date:
IX. Sabre Towers Structural Review Letter
August 26, 2016

Mr. Michael Wilson
Parallel Infrastructure

RE: Proposed 180' Sabre Monopole for Green Oak Doane, MI

Dear Mr. Wilson,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 90 mph with no ice and 40 mph with 1" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, “Structural Standard for Antenna Supporting Structures and Antennas”. The design will also meet all other applicable building codes.

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 125%. Therefore, the monopole will not fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the failure would be within the upper portion of the monopole shaft. The monopole would buckle at the location of the highest combined stress ratio within the upper portion of the monopole shaft. This would result in the portion of the monopole above “folding over” onto the portion below, essentially collapsing on itself. Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles. In the unlikely event of total separation, this would result in the portion above collapsing within a radius of 100 feet.

Sincerely,

Robert E. Beacom, P.E., S.E.
Senior Design Engineer
X. Single Lighting Unit
FEATURES & SPECIFICATIONS

INTENDED USE — The OLFL provides years of maintenance-free general illumination for residential or commercial outdoor applications such as yards, driveways, patios, loading areas and warehouses.

CONSTRUCTION — Dusk-to-dawn photocell automatically turns on at dusk and off at dawn for convenience and energy savings.
Rugged cast-aluminum, corrosion-resistant housing in bronze finish.
Tempered glass lens is fully gasketed to protect LEDs and keep out moisture, dirt and bugs.
120V driver operates at 60 Hz.
Rated for outdoor installations, -40°C minimum ambient.

OPTICS — High-performance LEDs produce 1400 lumens and maintain 70% of light output at 50,000 hours of service. (LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)
Precision optics and reflector for maximum light output.
See Lighting Facts Labels for specific fixture performance.

INSTALLATION — Mounts easily to existing junction box on wall or under eave.
Adjustable head allows precise illumination.

LISTINGS — UL Listed to US and Canadian safety standards for wet locations. ENERGY STAR® certified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.aclighting.com/CustomerResources/Terms_and_conditions.aspx
Actual performance may differ as a result of end-user environment and application.
Note: Specifications subject to change without notice.

OUTDOOR GENERAL PURPOSE

OLFL

LED FLOODLIGHT

Example: OLFL 14 PE BZ

<table>
<thead>
<tr>
<th>Catalog Number</th>
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<table>
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<tr>
<th>Notes</th>
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<th>Type</th>
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<td></td>
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<table>
<thead>
<tr>
<th>ORDERING INFORMATION</th>
<th>All configurations of this product are considered “standard” and have short lead times.</th>
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</table>

<table>
<thead>
<tr>
<th>OLFL 14 PE BZ</th>
</tr>
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</table>

<table>
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<tr>
<th>OLFL 14 PE BZ</th>
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</table>

<table>
<thead>
<tr>
<th>OLFL</th>
<th>Series</th>
<th>Lumens / Color temperature (CCT)</th>
<th>Voltage</th>
<th>Control</th>
<th>Finish</th>
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</thead>
<tbody>
<tr>
<td>OLFL</td>
<td>14</td>
<td>1351 lumens / 4000K</td>
<td>120V</td>
<td>PE</td>
<td>BZ</td>
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</tbody>
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<table>
<thead>
<tr>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

NOTES: 1 Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.

DECORATIVE INDOOR & OUTDOOR

OLFL 14
PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product, visit the OLFL home page on www.lithonia.com. Tested in accordance with IESNA LM-79 and LM-80 standards. Actual wattage may differ by +/-8% when operating between 120V +/-10%.

OLFL 14

Polar Candela Distribution

Lighting Facts

- Light Output (Lumens) 1351
- Watts 18
- Lumens per Watt (Efficacy) 74
- Color Accuracy (Color Rendering Index (CRI)) 72

Light Color Temperature (CCT)

- 3978 (Bright White)
- 3000K, 2700K, 1800K


Max. Rating: 277V, 120V, 90V

For more information, call 800-748-5070
XI. Equipment Canopy Detail
XII. Michigan Zoning Enabling Act 110 of 2006
125.3514 Wireless communications equipment as permitted use of property; application for special land use approval; approval or denial; authorization by local unit of government; definitions.

Sec. 3514. (1) Wireless communications equipment is a permitted use of property and is not subject to special land use approval or any other approval under this act if all of the following requirements are met:

(a) The wireless communications equipment will be collocated on an existing wireless communications support structure or in an existing equipment compound.

(b) The existing wireless communications support structure or existing equipment compound is in compliance with the local unit of government's zoning ordinance or was approved by the appropriate zoning body or official for the local unit of government.

(c) The proposed collocation will not do any of the following:

(i) Increase the overall height of the wireless communications support structure by more than 20 feet or 10% of its original height, whichever is greater.

(ii) Increase the width of the wireless communications support structure by more than the minimum necessary to permit collocation.

(iii) Increase the area of the existing equipment compound to greater than 2,500 square feet.

(d) The proposed collocation complies with the terms and conditions of any previous final approval of the wireless communications support structure or equipment compound by the appropriate zoning body or official of the local unit of government.

(2) Wireless communications equipment that meets the requirements of subsection (1)(a) and (b) but does not meet the requirements of subsection (1)(c) or (d) is a permitted use of property if it receives special land use approval under subsections (3) to (6).

(3) An application for special land use approval of wireless communications equipment described in subsection (2) shall include all of the following:

(a) A site plan as required under section 501, including a map of the property and existing and proposed buildings and other facilities.

(b) Any additional relevant information that is specifically required by a zoning ordinance provision described in section 502(1) or 504.

(4) After an application for a special land use approval is filed with the body or official responsible for approving special land uses, the body or official shall determine whether the application is administratively complete. Unless the body or official proceeds as provided under subsection (5), the application shall be considered to be administratively complete when the body or official makes that determination or 14 business days after the body or official receives the application, whichever is first.

(5) If, before the expiration of the 14-day period under subsection (4), the body or official responsible for approving special land uses notifies the applicant that the application is not administratively complete, specifying the information necessary to make the application administratively complete, or notifies the applicant that a fee required to accompany the application has not been paid, specifying the amount due, the running of the 14-day period under subsection (4) is tolled until the applicant submits to the body or official the specified information or fee amount due. The notice shall be given in writing or by electronic notification.

A fee required to accompany any application shall not exceed the local unit of government's actual, reasonable costs to review and process the application or $1,000.00, whichever is less.

(6) The body or official responsible for approving special land uses shall approve or deny the application not more than 60 days after the application is considered to be administratively complete. If the body or official fails to timely approve or deny the application, the application shall be considered approved and the body or official shall be considered to have made any determination required for approval.

(7) Special land use approval of wireless communications equipment described in subsection (2) may be made expressly conditional only on the wireless communications equipment's meeting the requirements of other local ordinances and of federal and state laws before the wireless communications equipment begins operation.

(8) If a local unit of government requires special land use approval for wireless communications equipment that does not meet the requirements of subsection (1)(a) or for a wireless communications support structure, subsections (4) to (6) apply to the special land use approval process, except that the period for approval or denial under subsection (6) is 90 days.

(9) A local unit of government may authorize wireless communications equipment as a permitted use of property not subject to a special land use approval.
(10) As used in this section:

(a) "Collocate" means to place or install wireless communications equipment on an existing wireless communications support structure or in an existing equipment compound. "Collocation" has a corresponding meaning.

(b) "Equipment compound" means an area surrounding or adjacent to the base of a wireless communications support structure and within which wireless communications equipment is located.

(c) "Wireless communications equipment" means the set of equipment and network components used in the provision of wireless communications services, including, but not limited to, antennas, transmitters, receivers, base stations, equipment shelters, cabinets, emergency generators, power supply cables, and coaxial and fiber optic cables, but excluding wireless communications support structures.

(d) "Wireless communications support structure" means a structure that is designed to support, or is capable of supporting, wireless communications equipment, including a monopole, self-supporting lattice tower, guyed tower, water tower, utility pole, or building.


Compiler's note: Sec. 3514. should evidently read "Sec. 514."
XIII. Pre-Application Meeting Form, Check and Notes
Parcel Number: 4716-23-100-025  Jurisdiction: GREEN OAK TOWNSHIP  County: LIVINGSTON  Printed on 11/02/2016


Property Address: 12400 DOANE RD

Owner's Name/Address: J. R. & V HOLDINGS, LLC  60527 TOWN SQUARE  NEW HUDSON MI 48165

Tax Description:

SEC 23 T1N R6E COM CEN OF SEC, TH N89°W 167.13 FT FOR BEG, TH N89°W 548.14 FT, TH N 399.04 FT ALG C/L DOANE RD S53°E 678.01 FT TO BEG. ALSO COM CEN OF SEC, TH N89°W 167.13 FT, TH N53°W 678.01 FT FOR POB, TH S 399 FT, TH N89°W 200 FT, TH N 532.86 FT ALG C/L DOANE RD IN AR CURVE CONCAVE TO SW, RAD 889.15 FT, CH BRG S57°E 129.82 FT TH ALG C/L S53°E 111 FT TO BEG. 4.51 AC

Comments/Influences:

Topography of Site:

Level  Rolling  Low  High  Landscaped  Swamp  Wooded  Pond  Waterfront  Ravine  Wetland  Flood Plain

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Green Oak, County of Livingston, Michigan

*** Information herein deemed reliable but not guaranteed***
### Construction Cost

<table>
<thead>
<tr>
<th>Class</th>
<th>D</th>
<th>Quality</th>
<th>Average</th>
<th>Percent Adj: +0</th>
</tr>
</thead>
</table>

#### Base Rate for Upper Floors:
- **Class:** D
- **Quality:** Average
- **Cost/SqFt:** 2.30
- **Elevator Adjustment (Applied to upper floors rate):** Cost/Sq.Ft.: -1.50
- **Misc. Rate Adj.(for upper flrs):** 0
- **Adjusted Square Foot Cost for Upper Floors:** 74.95

#### Adjusted Square Foot Cost for Upper Floors:
- **Class:** D
- **Quality:** Average
- **Cost/SqFt:** 0.50

#### Total Floor Area:
- **Total Floor Area:** 1,260
- **Base Cost New of Upper Floors:** 153,958
- **Reproduction/Replacement Cost:** 153,958

#### Effective Age:
- **Effective Age:** 32
- **Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good:** 52 /100/100/100/52.0
- **Total Depreciated Cost:** 80,058
- **Local Cost Items**
  - **LOAD LEVELER:** Rate: 6450.00, Quantity/Area: 1, %Good: 52, Depr. Cost: 3,354
  - **ECF (SW INDUSTRIAL 20K-50K):** TCV of Bldg: 37,702

#### Miscellaneous:
- **Replacement Cost/Floor Area= 124.85**
- **Est. TCV/Floor Area= 29.92**

---

### Comments:

- **Overall Bldg Height:**
  - **Type:** Finished/Office (No Rates)
  - **Heating:** No Heating or Cooling
  - **Mezzanine Info**
  - **Sprinkler Info**

- **Excavation/Site Prep:**
- **Plumbing:**
- **Frame:**
- **Floor Structure:**
- **Floor Cover:**
- **Heating and Cooling:**
- **Ceiling:**
- **Roof Structure:**
- **Roof Cover:**

---

*** Information herein deemed reliable but not guaranteed***
Parcel Number: 4716-23-100-025, Commercial/Industrial Building 1

- Conc pving: 2297.7 sf
- 1 Sty/Slab: 6340.0 sf
- WHSE: 52'
- 20'H
- MFG: 23040.0 sf
- 14'H
- 10'H
- 1260.0 sf

*** Information herein deemed reliable but not guaranteed***
### Construction Cost

<table>
<thead>
<tr>
<th>High</th>
<th>Above Ave.</th>
<th>Ave.</th>
<th>X</th>
<th>Low</th>
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<tr>
<td>** ** Calculator Cost Data ** **</td>
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<tr>
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<td>Adj: +%0</td>
<td>$/SqFt: 0.00</td>
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<td></td>
</tr>
<tr>
<td>Heat #1: Hot Water, Radiant Floor</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heat #2: Space Heaters, Gas with Fan</td>
<td>0%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ave. SqFt/Story: 23040</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ave. Perimeter: 538</td>
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</tr>
<tr>
<td>Has Elevators:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Basement Info

- Area: 
- Perimeter: 
- Type: 
- Heat: No Heating or Cooling
  - Mezzanine Info

### Sprinkler Info

- Area: 
- Type: Average

### Interior

- Many Above Ave.
- Average Typical
- Few None

<table>
<thead>
<tr>
<th>Total Fixtures</th>
<th>3-Piece Baths</th>
<th>2-Piece Baths</th>
<th>Shower Stalls</th>
<th>Toilets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urinals</td>
<td>Wash Bowls</td>
<td>Water Heaters</td>
<td>Wash Fountains</td>
<td>Water Softeners</td>
</tr>
</tbody>
</table>

### Sprinklers:

- Area: 
- Type: 

### Heating and Cooling:

- Gas
- Coal
- Stoker
- Hand Fired Boiler

### Roof Structure:

- Slope=0

### Miscellaneous:

- House in Place Items
  - CRANEWAY 18"
  - CRANEWAY 16"
  - ECF (SW INDUSTRIAL 20K-50K)

### Comments:

- Overall Bldg Height
- Year Built: 1987
- Remodeled

---

*** Information herein deemed reliable but not guaranteed***

---

### Basment Insul.

- Thickness
- Exterior Wall:
  - Bsmt Insul.
Desc. of Bldg/Section: Warehouse, Storage

Class: C
Floor Area: 6,340
Gross Bldg Area: 30,640
Stories Above Grd: 1
Average Stg Hght : 20
Bsmnt Wall Hght

Depr. Table: 2%
Effective Age: 32
Physical %Good: 52
Func. %Good: 100
Economic %Good: 100

1993 Year Built
Remodeled
20 Overall Bldg
Height

Comments:

Calculating Construction Cost:

<table>
<thead>
<tr>
<th>Construction Cost</th>
<th>High</th>
<th>Above Ave.</th>
<th>Ave.</th>
<th>X</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quality: Average Adj: ¾+ 0 $/Sf: 0.00</td>
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<tr>
<td>Heat#1: Space Heaters, Radiant 100%</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Heat#2: Space Heaters, Gas with Fan 0%</td>
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<tr>
<td>Ave. SqFt/Story: 6340</td>
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<td>Ave. Perimeter: 340</td>
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<tr>
<td>Has Elevators:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*** Basement Info ***

<table>
<thead>
<tr>
<th>Area:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type:</td>
</tr>
<tr>
<td>Heat: Hot Water, Radiant Floor</td>
</tr>
</tbody>
</table>

* Mezzanine Info *

| Area #1: |
| Type #1: |
| Area #2: |
| Type #2: |

* Sprinkler Info *

<table>
<thead>
<tr>
<th>Area:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type: Average</td>
</tr>
</tbody>
</table>

(1) Excavation/Site Prep:
(2) Foundation: Footings
X Poured Conc. Brick/Stone Block
(3) Frame:
(4) Floor Structure:
(5) Floor Cover:
(6) Ceiling:

(7) Interior:
(8) Plumbing:
Many Above Ave. Average Typical Few None
Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets
Urinals Wash Bowls Water Heaters Water Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:
Gas Oil Coal Stoker Hand Fired Boiler

(11) Electric and Lighting:
Outlets: Fixtures:
Few Average Many Unfinished Typical
Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct
Incandescent Fluorescent Mercury Sodium Vapor Transformer

(12) Roof Structure:
Slope=0

(13) Roof Cover:

(14) Roof Structure:

*** Information herein deemed reliable but not guaranteed***
July 27, 2016

VIA FEDERAL EXPRESS

Debra McKenzie  
Planning & Zoning Administrator  
Green Oak Charter Township  
10001 Silver Lake Road  
Brighton, MI  48116

Re: Parallel Infrastructure – Monopole MI00009  
   Our File No. JC4221-16

Dear Ms. McKenzie:

Enclosed is a request for a pre-application meeting with Green Oak Township Staff regarding a new 180’ tall monopole proposed on the heavy industrial zoned parcel located at 12400 Doane Road. The project is proposed to meet increased wireless demand by residents of Green Oak Township and South Lyon.

Enclosed is the Pre-Application Conference Request Form and fee of $850.00 together with a copy of the preliminary site plan.

Please advise when the meeting is scheduled.

Very truly yours,

JONATHAN R. CRANE P.C.

Jonathan R. Crane

enclosure
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333 ext.104  Fax: 810-231-5080

PRE-APPLICATION CONFERENCE REQUEST FORM

The purpose of a Pre-Application Conference is to assist the applicant in assembling a complete application or to determine whether an application is ready to be submitted. Pre-Application Conferences are held at prescheduled times and days during the week. We suggest you submit your meeting request at least two weeks prior to your preferred meeting date. Whenever possible, design professionals that are involved in the creation of the plat, site plan or construction plans, such as your engineer, architect, surveyor or contractor, should attend the Pre-Application Conference. This allows the design professional to hear the comments directly from staff, preventing potential confusion later when documents are submitted.

Submit this form in person to Green Oak Charter Township, Planning & Zoning Department at 10001 Silver Lake Road, Brighton, MI 48116; fax to 810-231-5090; or e-mail to Debra.McKenzie@twp.green-oak.mi.us
We will arrange a time, date and appropriate staff for the meeting within 5 business days.

Please check one of the following statements:

✓ I am ready to make an application.
✓ I would just like to meet with someone for more information.

Date: ____________

Applicant Name: ____________________________
Project Name: ____________________________
Meeting Attendees: __________________________

Parcel #: 4716-23-100-025

The above applicant is hereby requesting a meeting to discuss Application Procedures, Ordinance Requirements, Design / Review Guidelines for the following proposed project:

[Handwritten notes and signatures]
Special Land Use Review
For
Green Oak Township, Michigan

GENERAL INFORMATION

Applicant: Parallel Infrastructure/Verizon
1126 N. Main
Rochester, MI 48307

Project Name: Cell Tower at 12400 Doane Rd.

Location: Doane Rd (4716-23-100-025)

Zoning: LI, Light Industrial

Action Requested: Special Land Use Approval

PROJECT AND SITE DESCRIPTION

The Applicant is requesting special land use approval to allow the construction of a 180 foot monopole cell tower located on Doane Road. In addition to the proposed tower, a 40 foot by 65 foot enclosed area will be utilized for electronic equipment at the base of the cell tower. Access will be provided via a driveway servicing an existing industrial facility. The property is zoned LI, Light Industrial, and cell towers are permitted as a special use within the LI zoning district. A public hearing to consider this project as a proposed special use has been scheduled for October 20th, 2016.

Section 38-199 of the Green Oak Township Ordinance provides full regulations for wireless communication facilities. The normal special use criteria contained in section 38-44 of the Zoning Ordinance shall be considered by the Planning Commission during the review of the Special Use Application. In addition to Section 38-44, site criteria contained in the wireless section of the Zoning Ordinance (38-199) will also apply.
Our review regarding the special land use application is as follows.

**Figure 1**
Aerial Photo of Subject Site

---

**SPECIAL USE CONSIDERATIONS**

All special uses allowed in all zoning districts require special consideration by the Planning Commission during review. Section 38-44 (c) of the Zoning Ordinance provides a basis for determinations when considering special uses. This section and our accompanying comments are provided as follows:

*Basis of Determinations.* The Planning Commission shall review the proposed special approval use in terms of the standards stated within this Ordinance and shall establish that such use and the proposed location meet the following standards.
(1) Will be harmonious and in accordance with the general objectives or any specific objectives of the Green Oak Township Master Plan.

The Green Oak Charter Township Master Plan (2014) provides general policies regarding community infrastructure and the needs to provide safe and effective services to the residents and visitors of Green Oak Charter Township.

(2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

The applicant states that the installation of this facility will not change the character of the area. The site is on a developed industrial property. However, the proposed tower can be viewed by residential properties to the north.

(3) Will not be hazardous or disturbing to existing or future nearby uses.

The applicant states that the proposed wireless structure meets or exceeds structural safety standards. Potential impacts will be primarily aesthetic because of views of the structure from adjoining properties.

(4) Will be an improvement in relation to property in the immediate vicinity and to the Township as a whole.

The addition of the wireless communication facility could be viewed as an improvement to the vicinity through the providing of additional service and cell tower coverage to residents and visitors. The applicant will be required to provide evidence that there is a need for this facility and that there are gaps in coverage for wireless communication.

(5) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately for any such service or facility.

The site in which the applicant is requested to locate is adequately served by essential public facilities and services including roads and electrical power.

(6) Will not create excessive additional public costs and will not be detrimental to the economic welfare of the Township.

The proposed use will not create excessive additional public cost. There will, however, be some visual intrusion as a result of the tower being located to the south of residential development.
Will be consistent with the intent and purposes of this Ordinance.

The intent of the Green Oak Township Wireless Communication Ordinance is to provide standards for communication facilities needed to operate wireless communication. The Township’s regulations also are intended to protect health, safety and welfare and to retain an integrity of existing neighborhoods, property values and aesthetic quality. The proposed cell tower is generally consistent with the intent and purposes of the Ordinance. However, specific departures from the ordinance regulations (tower setbacks) are noted both in this special use review and the accompanying site plan review provided to the Planning Commission.

**ADDITIONAL REGULATIONS/SETBACKS**

In addition to the Basis of Determination analysis, Section 38-199 (c)(1) through (12) provide additional regulations related to the placement and design of wireless communication facilities.

These additional standards require that structures provide for the opportunity of colocation by at least two providers. The regulations also establish a maximum height of 180 feet. Further, the minimum setback of the support structure and equipment compound shall be equal to 125% of the height of the support structure. The proposed submittal does not meet this requirement. A 225 foot setback is required and the proposed structure is deficient for this application on both the west and northern sides. The applicant will need to modify the application and comply with the setback requirement or seek a variance from the Green Oak Township Zoning Board of Appeals.

Section 38-199 (c) also requires that a screening fence be provided around the perimeter of the equipment area which shall be equal to the height of the tallest building. The applicant proposes an 8’ 10” canopy. However, the fence surrounding the equipment is only 8 feet in height. The applicant will need to modify the screening requirements to meet this standard.

Other standards which the applicant will need to demonstrate compliance include the color of the proposed tower, compliance with applicable building codes, and compliance with the maintenance plan.

*Items to be Addressed:* Modify the setbacks to meet requirements or seek variance from the Zoning Board of Appeals, provide taller screening fence to screen all equipment within the enclosed area.
SUMMARY / RECOMMENDATION

The Planning Commission should review the Basis of Determinations of Section 38-44 (c), and determine if the proposed use meets these standards. Generally speaking, we believe the proposed special land use (wireless communication facility) is consistent with the Township Master Plan and existing pattern of development. However, the applicant must also comply with the standards covered in Section 38-199 regarding setbacks and screening. The proposed tower does not meet the setback requirements of Section 38-199. The screening fence must also be raised in height by 10” to fully screen all equipment.

We recommend that the Planning Commission conduct the public hearing regarding the special use application on October 20, 2016. However, action on the special use application should be postponed pending review by the ZBA and their determination regarding the deficient setbacks.

# 175-1612

Cc: Mark St. Charles, Township Supervisor
    Debra McKenzie, Planning & Zoning Administrator
    Leslie Zawada, Township Engineer
    Wayne Jewell, Township Building Official
    John Enos, Principle, CWA
    Les Jonathan Crane (jrpc@sbcglobal.net)
Site Plan Review
For
Green Oak Township, Michigan

GENERAL INFORMATION

Applicant: Parallel Infrastructure/Verizon
1126 N. Main
Rochester, MI 48307

Project Name: Cell Tower at 12400 Doane Rd.

Location: Doane Rd (4716-23-100-025)

Zoning: LI, Light Industrial

Action Requested: Site Plan Approval

PROJECT AND SITE DESCRIPTION

The Applicant is requesting site plan approval to allow the construction of a 180 foot monopole cell tower located on Doane Road. In addition to the proposed tower, a 40 foot by 65 foot enclosed area will be utilized for electronic equipment installation at the base of the cell tower. Access will be provided via a driveway servicing an existing industrial facility. The property is zoned LI, Light Industrial, and cell towers are permitted as a special use within the LI Zoning District. A public hearing to consider this project as a proposed special use has been scheduled for October 20th, 2016.
Our review of the proposed site plan follows:

**NEIGHBORING ZONING AND LAND USE**

The location of the existing tower is within the boundaries of the LI, Light Industrial zoning district. Properties adjacent to the site are zoned LB, Local Business and R-2 single family residential. Table 1, below, summarizes the existing land use, zoning district and future land use for parcels in the vicinity of the subject site.
Table 1
Existing Land Use, Zoning and Future Land Use

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>South</th>
<th>East</th>
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<td>R-2</td>
<td>R-2</td>
<td>LB</td>
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<tr>
<td>Master Plan</td>
<td>Residential</td>
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<td>Residential</td>
<td>Residential</td>
</tr>
</tbody>
</table>

*Items to be Addressed: None.*

**AREA, WIDTH, HEIGHT, SETBACKS**

The proposed tower and supplemental equipment must conform to the regulations provided in the Section 38-199 and Section 38-136. These regulations are summarized in the following table:

Table 2
Schedule of Regulations

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Provided</th>
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<tbody>
<tr>
<td>Lot Area</td>
<td>1.00 acre</td>
<td>4.2 acres</td>
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<tr>
<td>Lot Width</td>
<td>150 feet</td>
<td>900’</td>
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<tr>
<td>Setbacks-LI</td>
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<td></td>
</tr>
<tr>
<td>Front</td>
<td>50’</td>
<td>140 feet</td>
</tr>
<tr>
<td>Side</td>
<td>20’</td>
<td>110 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>40’</td>
<td>240 feet (west)</td>
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<tr>
<td>Lot Coverage</td>
<td>35%</td>
<td>&lt;35%</td>
</tr>
<tr>
<td>Tower Height</td>
<td>180 feet (max.)</td>
<td>180 feet</td>
</tr>
</tbody>
</table>

The tower and all proposed ground equipment will be located within the 65-foot by 40-foot leased area. Section 38-199(c)(1)(e)(1) and (2) regulate the height and setback requirements for wireless communication facilities. The maximum allowable height for a tower within the LI zoning district is 180 feet.

Furthermore, the setback of both the support structure and accessory structures shall be 225 feet or a distance equal to 125% of the height of the support structure (whichever is greater) from an adjacent property boundary and all existing or proposed rights-of-way. The tower will be approximately 171’ from the pavement on Doane Rd and 110’ from the west property line.
The tower will be approximately 260’ from the nearest residence. Since the setbacks do not comply with the ordinance requirement of 225’, the applicant will need to seek a variance from the ZBA.

*Items to be Addressed:* 1) Obtain a variance from the ZBA to locate the structure less than the 225’ minimum setback requirement.

**NATURAL RESOURCES**

The proposed location for the equipment enclosure, gravel surface and surrounding fence is located within the 25’ wetland setback. The applicant will need to relocate the screening fence outside the wetland setback area.

*Items to be Addressed:* Locate screening fence and gravel surface outside wetland setback.

**BUILDING LOCATION AND SITE ARRANGEMENT**

The proposed communications equipment will be covered by an 8’-10” high canopy. The Ordinance requires that the screening fence be at least the height of any structure. The proposed fence is 8’ high, but will need to be 8’-10” high to comply with this requirement.

*Items to be Addressed:* Increase height of screening fence by 10”.

**ACCESS, CIRCULATION AND TRAFFIC**

Access is proposed to be provided by means of a 30 foot wide, access drive off of Doane Rd. We assume the site will be infrequently visited by maintenance personnel, and therefore traffic impact will be insignificant.

*Items to be Addressed:* None.

**PARKING, LOADING**

The cellular tower site does not generate a need for on-site parking, except for service and maintenance personnel that periodically will visit the site.

*Items to be Addressed:* None.
ESSENTIAL FACILITIES AND SERVICES

The only utilities which will be required are telephone and electricity. The plans provide easement locations for both utility types. No drainage, sanitation, or refuse removal will be necessary for this facility.

*Items to be Addressed: None.*

LANDSCAPING

A fence is surrounding the lease area, as required by Section 38-199 (d)(2). We also note that fourteen (14) trees consisting of Norway Spruce and White Pine are proposed around the perimeter of the equipment enclosure.

*Items to be Addressed: None.*

LIGHTING

Lighting is proposed for the equipment shelter. However, the cell tower itself will not be illuminated.

*Items to be Addressed: None.*

SIGNAGE

No signage has been depicted on the submittal.

*Items to be Addressed: None.*

APPLICATION REQUIREMENTS

Section 38-199 (d) outlines the additional information to be included in a wireless communication facility site plan application. They are as follows:

1. **The application shall include a description of security to be posted at the time of receiving a building permit to ensure removal of the facility when it has been abandoned or is no longer needed, as provided in Subsection F. In this regard, the security shall be posted and maintained in the form of: (1) cash; (2) irrevocable letter of credit; or, (3) other security arrangement accepted by the Township Board.**

*CWA COMMENT:* No security for removal of the structure was included in the application materials submitted.
Items to be addressed: 1) Provide the required security documents.

RECOMMENDATIONS

The plans are not in substantial compliance with the requirements of the ordinance; as such, we recommend that the Planning Commission review the special use and site plan applications, conduct the public hearing but postpone any action on the site plan, pending ZBA review regarding the setbacks. The following items will need to be addressed:

1. Obtain a variance from the ZBA to locate the structure less than the required 125% of the height of the tower (225’) from adjoining property lines.

2. Increase height of screening fence to 8’-10” or reduce height of canopy to match 8’-0” high fence.

3. Relocate screening fence and gravel surface out of wetland setback.

4. Provide the required security documents.

# 175-1612

Cc: Mark St. Charles, Township Supervisor
Debra McKenzie, Planning & Zoning Administrator
Leslie Zawada, Township Engineer
Wayne Jewell, Township Building Official
John Enos, Principle, CWA
LeslJonathan Crane (jrcpc@sbcglobal.net)
September 16, 2016

Green Oak Charter Township
10001 Silver Lake Road
Brighton, MI 48116

ATTN: Ms. Debra McKenzie

RE: Verizon Wireless Parallel Infrastructure – 1st Site Plan Review and Special Use
CES #2016-0070 – Approved as Noted

Dear Ms. McKenzie,

Civil Engineering Solutions, Inc. has completed the 1st Site Plan Review for the above referenced project. The plans are stamped “Approved as Noted”. The following is a list of comments/concerns:

1. The wetland consultant that performed the wetland delineation should be identified.
2. The proposed gravel area shall be clearly delineated. If gravel the pad is proposed within the 25 foot wetland setback this should be identified and approved by the Township.

If the Planning Commission should approve the site plan and special approval use, the following items will be required at the detailed engineering review:

1. Proposed grades and drainage patterns should be provided for all proposed improvements such as gravel and concrete.
2. The gravel drive cross section as well as several soil borings along the proposed drive will be required.
3. Existing topography should be provided for a minimum of 100 feet beyond all boundary lines and/or beyond proposed improvements.
4. The NAVD88 or NGVD29 datum used for benchmarks
5. The foundation design should be submitted for review.

If you have any questions or concerns regarding this review, please contact me at (248) 264-6906.

Sincerely,

CIVIL ENGINEERING SOLUTIONS, INC.

Mark D. Collins, P.E.
Project Manager

Enclosures: plan markups

cc: Paul Montagno, Carlisle Wortman via email
Mark St. Charles, Green Oak Twp Supervisor via email
Wayne Jewell, Building Official via email
Jonathon Crane, Parallel Infrastructure via ircpc@sbcglobal.net
To: GREEN OAK TOWNSHIP PLANNING AND ZONING  
Attention: Debra McKenzie

From: Tim Kedzierski, Fire Marshal

Date: September 2, 2016

Re: Site Plan Review, (Verizon Wireless Parallel Infrastructure)

A review of this site plan has been performed and at this time the Fire Department concerns are noted below.

➤ Warehouse will require fire inspection prior to Certificate of Occupancy.
NOTICE OF POSTING

Please be notified that Green Oak Charter Township Planning Commission will hold a public hearing on October 20, 2016 at 7:00 p.m. to receive comments on Special Approval Use SAU04-2016, on parcel # 4716-23-100-025, Verizon Wireless Parallel Infrastructure. LI Zoning, 4 Acre parcel at 12400 Doane Road, South Lyon, MI 48178

Information is posted at the following locations 9384 Whitmore Lake Road, Brighton, MI, 11411 Grand River, Brighton, MI, 9863 Rushton Road, South Lyon, MI, 8965 Fieldcrest, Brighton, MI, 10001 Silver Lake Road, Brighton, MI and on greenoaktwp.com.

(09-20-2016 DAILY 296506)
1. THE PROPOSED PROJECT WILL NOT REQUIRE AREAS FOR USE, STORAGE, LOADING/UNLOADING, RECYCLING OR DISPOSAL OF HAZARDOUS SUBSTANCES.
2. THE PROPOSED PROJECT DOES NOT REQUIRE THE REMOVAL OF ANY TREES.
3. THE PROPOSED COMPOUND WILL BE INSTALLED ON AN EXISTING GRAVEL LOT, AND WILL NOT REQUIRE ANY CUT OR FILL.
4. NO EXISTING DRAINAGE COURSES, LAKES, PONDS, RIVERS OR STREAMS LOCATED ON PARENT PARCEL. EXISTING WETLANDS LOCATED IN SOUTHWEST CORNER OF THE PARENT PARCEL. SITE WILL BE DESIGNED TO DRAIN AWAY FROM WETLANDS.
5. NO EXISTING BUILDING SEWER FACILITIES OR WATER MAINS LOCATED ON PARENT PARCEL AT TIME OF SURVEY.
1. The proposed project will not require areas for use, storage, loading/unloading, recycling or disposal of hazardous substances.
2. The proposed project does not require the removal of any trees.
3. The proposed compound will be installed on an existing gravel lot, and will not require any cut or fill.
4. No existing drainage courses, lakes, ponds, rivers or streams located on parent parcel. Existing wetlands located in southwest corner of the parent parcel. Site will be designed to drain away from wetlands.
5. No existing building sewer facilities or water mains located on parent parcel at time of survey.

Adjoining parcels

PLEASE SEE SITE SURVEY FOR MEASUREMENTS TO PROPERTY LINES.

PLEASE SEE PAGE Z5 FOR ALL ADJOINING PARCEL INFORMATION.
PROPOSED 180' MONOPOLE TOWER
185' OVERALL HEIGHT
NEW VERIZON WIRELESS ANTENNAS
ACL - 180.0' AGL
FUTURE ANTENNAS
ACL - TBD.0' AGL

PROPOSED FOUNDATION
DESIGNED BY OTHERS

PROPOSED 5' LIGHTNING ROD
FUTURE ANTENNAS

PROPOSED VERIZON WIRELESS
11'-6" x 19'-6" CONCRETE PAD
UNDER 11'-6" x 14'-9" OVERHEAD CANOPY

PROPOSED WOOD FENCED COMPOUND
8' MIN HEIGHT

PROPOSED UTILITY & TELCO RACK

PROPOSED VERIZON WIRELESS
PROPANE GENERATOR ON EQUIPMENT SLAB

PROPOSED 1000 GAL. PROPANE TANK WITH 10' SPARK BUFFER

PROPOSED PI TELECOM INFRASTRUCTURE V, LLC
ACCESS AND UTILITY EASEMENT

PROPOSED PI TELECOM INFRASTRUCTURE V, LLC 180' MONOPOLE TOWER WITH A 5' LIGHTNING ROD
EXISTING CONCRETE
EXISTING GRAVEL

WEED CONTROL FABRIC SHALL BE USED UNDER ENTIRE PROPOSED GRAVELED AREA WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.

NEW 3" THICK (MIN.) #57 WASHED STONE-SLOPE TO MAINTAIN POSITIVE DRAINAGE, COMPACT TO 90% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-4868)

NEW 3' THICK (MIN.) #67 WASHED STONE-SLOPE TO MAINTAIN POSITIVE DRAINAGE, COMPACT TO 90% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-4868)

NEW 6 MIL MIRAFI 500 WEED CONTROL FABRIC OR APPROVED EQUAL

SUITE UNDISTURBED SUBGRADE - REMOVE ALL ORGANIC OR UNSUITABLE MATERIAL AND COMPACT TO 90% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-4868)

CROWN DRAINAGE LIMIT FOR DRAINAGE

NEW 4'-6" WIDE #150 WEED CONTROL FABRIC OR APPROVED EQUAL

NEW 3'-6" THICK (MIN.) ABC (CLAY/CLAY) STONE-SLOPE TO MAINTAIN POSITIVE DRAINAGE, COMPACT TO 90% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-4868)

SCALE: 1" = 10'
**OVERALL SITE LAYOUT PLAN**

*VIOLATORS WILL BE PROSECUTED*

PROPERTY OF

IN CASE OF EMERGENCY OR PRIOR TO PERFORMING MAINTENANCE ON THIS SITE, CALL (800) 640-1379 AND REFERENCE CELL SITE NUMBER PI13MI00009

PI TELECOM INFRASTRUCTURE V, LLC.

4601 TOUCHTON ROAD
BLDG. 300, SUITE 3200
JACKSONVILLE, FL 32246

PH: (585) 330-0211

**PROPOSED EQUIPMENT ELEVATION PLAN**

**PROPOSED EVERGREEN TREES**

<table>
<thead>
<tr>
<th>TREE</th>
<th>MATURE HEIGHT</th>
<th>MATURE WIDTH</th>
<th>GROWTH PER YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORWAY SPRUCE</td>
<td>40' - 60'</td>
<td>25' - 30'</td>
<td>13' - 424'</td>
</tr>
<tr>
<td>WHITE PINE</td>
<td>50' - 60'</td>
<td>19' - 42'</td>
<td>424'</td>
</tr>
</tbody>
</table>

**SCALE:** 1" = 2'

**DRAWING NO.**

**REVISIONS**

**A&E PROJECT #:**

**DRAWN BY:**

**CHECKED BY:**

**BNS**

**CTD**

**N/A**

**1961 NORTHPOINT BLVD, SUITE 130**

**HIXSON, TN 37343**

**PH:** 423-843-9500

**FAX:** 423-843-9509

**SITE NAME:** MI-GREEN OAK-DOANE

**SITE LOCATION:** DOANE ROAD

**SOUTH LYON, MI 48178**

**ZONING:**

**OVERALL SITE LAYOUT PLAN**

**STEPHEN E. HUNT**

ENGINEER

**No.** 6201054169

**B**
1. All wood fence posts and rails to be No. 2 pine CCA pressure treated wood.
2. Pickets to be 7/8" thick No. 1 spruce. Corner & gate posts to be 6x6 No. 2 pine CCA pressure treated lumber.
3. Line posts to be 4x4 No. 2 CCA pressure treated lumber.
4. All hardware to be hot dip galvanized.
6. Local ordinance for barbed wire permit shall govern installation.

**TYPICAL WOOD FENCING**

**TYPICAL WOOD FENCE NOTES**

**CONNECTION OF EXTENSION ARMS TO POST**

**TYPICAL WOOD FENCE**

**WOODEN SWING DOUBLE GATE**

**WOOD CORNER, GATE, OR END POST**
SOIL TYPES:
CARLISLE MUCK BASED ON WETLAND
DELINEATION BY TRILEAF.

DEQ WETLAND MAP

1. SOLID GREEN = WETLANDS AS IDENTIFIED
   ON NWI AND MIRIS MAPS
2. SOLID ORANGE = SOIL AREAS WHICH
   INCLUDE WETLAND SOILS
3. GREEN AND ORANGE STRIPED AREA = WETLANDS
   AS IDENTIFIED ON NWI AND MIRIS MAPS AND SOIL
   AREAS WHICH INCLUDE WETLAND SOILS
Roll Call: Wendy Hoover  
Sarah Pearsall  
Jim Tuthill  
Deborah Yu  
Joe Weinburger

Guests: Joe Weinburger

Also Present: Debra McKenzie, Zoning Administrator

APPROVAL OF AGENDA

Motion by Hoover, second by Tuthill  
To approve the agenda as presented.

Voice Vote: Ayes: Unanimous  
Nays: None

MOTION APPROVED

1. ZBA Case 10-2016, Parcel #4716-04-103-055, Located at 6344 Fonda Lake Drive, Brighton, MI 48116. Request variance from Section 38-136 to allow a new single family home to be built with a front yard setback of 25 feet instead of the required 30 feet front yard setback. A 5 foot variance is requested.

Representing ZBA Case 10-2016: Robert Bergin & Virginia Bergin

Mr. Bergin explained they are requesting a 5’ variance so the home does not stick out farther than their neighbor’s frontage which would then block their view of the lake. He does not want to make the neighbors mad by having their house stick out and block their lake view. They have designed the house for the size that would be perfect for them. Some of it will be the garage. He likes to work in the garage and they will store their boat in the garage over the winter so it is not outside. He provided pictures of some of his neighbors where their dwelling is very close to the road. Ms. Pearsall explained that the cases are judged on a case by case basis not by what their neighbors have.

Ms. Hoover confirmed that the practical difficulty is to preserve their neighbors view. Mrs. Bergin explained they have had the land for 19 years and it does meet the setbacks.

Ms. Pearsall opened and closed the public hearing due to no one wishing to speak.
Motion by Tuthill, second by Yu
To approve the application for ZBA Case 10-2016, Parcel #4716-04-103-055, Located at 6344 Fonda Lake Drive., Brighton, MI 48116, the 5’ variance from Section 38-136 that will allow a new single family home to be built with a front yard setback of 25 feet instead of the required 30 feet for a front yard setback. The applicant has shown a practical difficulty for the following reasons: narrow width of the lot and placement of the house at the required 30 feet for a front yard setback.

The applicant has shown a practical difficulty for the following reasons:
- Narrow width of the lot and,
- Placement of the house at the required 30 feet would block the Lakeview for the adjoining property owners.

There are exceptional or extraordinary circumstances or conditions applicable to the property that does not apply generally to other properties in the area or district. Specifically, the small lot size. Building the new single family home at the required 30 feet would negatively impact the adjoining property owner.

The 5 foot variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the district or the surrounding area, and is not a condition or situation which is of a general or recurrent nature in the area. The granting of the variance will not affect the health, safety or welfare of the surrounding properties. The granting of the variance will not adversely affect the purpose or objective of the Township’s Master Plan. The practical difficulty of the small platted lot was not self-created.

Roll Call Vote: Ayes: Hoover, Yu, Tuthill
Nays: Pearsall

MOTION APPROVED

NEW BUSINESS –None

OLD BUSINESS - None

APPROVAL OF THE Meeting Minutes

Motion by Yu, second by Hoover
To approve the minutes of July 19, 2016 as presented.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED
CORRESPONDENCE - None

CALL TO THE PUBLIC - None

ADJOURNMENT

The Zoning Board of Appeals meeting was adjourned at 7:16 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary