AGENDA

Special Meeting
Tuesday, December 13, 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 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

6. New Business
7. Old Business
8. Approval of November 15, 2016 Meeting Minutes
9. Correspondence
10. Call to the Public – maximum of three minutes shall be allotted to individuals, and a maximum of five minutes to a group representative
11. Adjournment

November 21, 2016

ZONING BOARD OF APPEALS
Joe Weinburger, Chairperson
Sarah Pearsall, Vice Chairperson
Wendy Hoover, Secretary
Deborah Yu, Member
10001 Silver Lake Road, Brighton, Michigan 48116-8361 (810) 231-1333 Fax (810) 231-5080
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-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 LLI. 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: Verizon Wireless/Parallel Infrastructure c/o D.R. Crave
Address: 1146 11th Street
City/State/Zip: Rockford, IL 61107
Phone: 779-503-6200 Fax: 214-670-1837
E-Mail: dcrave@globalnet.com

Property Owner Information
Name: J.R.W. Holdings
Address: 605-27 Town Square
City/State/Zip: New Hudson, MI
Phone: 248-240-6869 Fax:
E-Mail

Location of Property for which the variance requested
Address 12412 Crane Road, South Lyon, MI 48178
Cross Streets
Tax Identification #: Information available from the Green Oak Charter Township Assessing Dept.
Zoning District
Lot Size/Acreage
Current Use

Variance Request 5 setback From Property Line - Dimension

Total Number of Variances Requested 1 - Dimensional Variance

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

Zoning Board of Appeals Application
revised 01-19-2011
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

- Monopoly Is Designed To Exceed All Applicable Ward Limits
- Monopoly Is Designed To Cliche And Not Fall Outside
  The Design Radius
- Typical Setback Variance For This Us.

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.

- This Site Is Dem. Industrial And Represents The Only Parcel Within Th. Service Area So Land.

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.

Setback Variance Will Not Compromise Safety Or Public Health And 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.

Criteria For 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

Parcel Is A Unique Shape (Triangle) And Is Surrounded On Two Sides By Wetlands.
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:  
Signature of Owner, if different:

Date:  
Date:
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: jnepe@sbcglobal.net

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

3. Current Property Owner Name: JBV 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 Crane Rd

7. Address: ___________ 12400 Crane Rd, South Lyon MI 48178

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

8. Property Information
   Zoning District: LT
   Current Use: Warehouse
   Acreage of Property: ______ 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: ___________________________________________

Signature: ___________________________________________

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 Sellis
          Lamberto Smigliani
          Dean Williams

Absent: Deborah Sellis
        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

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Motion by Green, second by Pearsall
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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  
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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 ponds, 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 38.67 lbs pounds per acre.

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>lbs/acre</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Bouteloua curtipendula</em></td>
<td>Side Oats Grass</td>
<td>16.00</td>
</tr>
<tr>
<td><em>Carex spp.</em></td>
<td>Prairie Sedge Mix</td>
<td>4.00</td>
</tr>
<tr>
<td><em>Elymus canadensis</em></td>
<td>Canada Wild Rye</td>
<td>32.00</td>
</tr>
<tr>
<td><em>Koeleria macrantha</em></td>
<td>June Grass</td>
<td>1.00</td>
</tr>
<tr>
<td><em>Panicum virgatum</em></td>
<td>Switch Grass</td>
<td>1.00</td>
</tr>
<tr>
<td><em>Schizachyrium scoparium</em></td>
<td>Little Bluestem</td>
<td>36.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>90.00</strong></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>lbs/acre</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Avena sativa</em></td>
<td>Common Oats</td>
<td>380.00</td>
</tr>
<tr>
<td><em>Lolium multiflorum</em></td>
<td>Annual Rye</td>
<td>100.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>480.00</strong></td>
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<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>lbs/acre</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Amorpha canescens</em></td>
<td>Lead Plant</td>
<td>0.50</td>
</tr>
<tr>
<td><em>Aster longilobus</em></td>
<td>Thimbleweed</td>
<td>0.50</td>
</tr>
<tr>
<td><em>Asclepias syriaca</em></td>
<td>Butterfly Weed</td>
<td>2.00</td>
</tr>
<tr>
<td><em>Asclepias tuberosa</em></td>
<td>White Wild Indigo</td>
<td>2.00</td>
</tr>
<tr>
<td><em>Baptisia australis</em></td>
<td>Purple Pea</td>
<td>12.00</td>
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<tr>
<td><em>Coreopsis lanceolata</em></td>
<td>Thread Coreopsis</td>
<td>5.00</td>
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<tr>
<td><em>Coreopsis pilosa</em></td>
<td>Prairie Coreopsis</td>
<td>1.00</td>
</tr>
<tr>
<td><em>Delia canadensis</em></td>
<td>White Prairie Clover</td>
<td>1.50</td>
</tr>
<tr>
<td><em>Diascorea purpurea</em></td>
<td>Purple Prairie Clover</td>
<td>1.50</td>
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<tr>
<td><em>Echinacea purpurea</em></td>
<td>Illinois Sensitive Plant</td>
<td>3.00</td>
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<tr>
<td><em>Eryngium yuccifolium</em></td>
<td>Blue-Leafed Purple Coneflower</td>
<td>7.00</td>
</tr>
<tr>
<td><em>Eupatorium purpureum</em></td>
<td>Rough Head Bush Clover</td>
<td>2.00</td>
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<tr>
<td><em>Eutrochium fistulosum</em></td>
<td>Rough Blazing Star</td>
<td>0.50</td>
</tr>
<tr>
<td><em>Filipendula rubra</em></td>
<td>Wild Lupine</td>
<td>4.00</td>
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<tr>
<td><em>Lupinus polyphyllus</em></td>
<td>Wild Bergamot</td>
<td>0.75</td>
</tr>
<tr>
<td><em>Monarda fistulosa</em></td>
<td>Stiff Goldenrod</td>
<td>1.00</td>
</tr>
<tr>
<td><em>Oligomeris rigidum</em></td>
<td>Wild Blue</td>
<td>1.00</td>
</tr>
<tr>
<td><em>Parthenium integrifolium</em></td>
<td>Fothergill Beard Tongue</td>
<td>0.50</td>
</tr>
<tr>
<td><em>Penstemon digitalis</em></td>
<td>Heairy Beard Tongue</td>
<td>0.50</td>
</tr>
<tr>
<td><em>Penstemon hirsutus</em></td>
<td>Common Mountain Mint</td>
<td>1.00</td>
</tr>
<tr>
<td><em>Pyranthemum virginianum</em></td>
<td>Yellow Coneflower</td>
<td>4.00</td>
</tr>
<tr>
<td><em>Ratibida pinnata</em></td>
<td>Black-Eyed Susan</td>
<td>5.00</td>
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<tr>
<td><em>Rudbeckia hirta</em></td>
<td>Sweet Black-Eyed Susan</td>
<td>1.00</td>
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<td><em>Rudbeckia sphaerocarpa</em></td>
<td>Prairie Dock</td>
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<td><em>Spiraea speciosa</em></td>
<td>Shoxy Goldenrod</td>
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<tr>
<td><em>Symphyotrichum novi-belgii</em></td>
<td>Heath Aster</td>
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<td><em>Symphyotrichum tavora</em></td>
<td>Smooth Blue Aster</td>
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<td><em>Symplocarpus foetidus</em></td>
<td>New England Aster</td>
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<td><em>Tradescantia occidentalis</em></td>
<td>Common Spiderwort</td>
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<td><em>Vernonia stricta</em></td>
<td>Hoary Vervain</td>
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<tr>
<td><em>Vernonia spp.</em></td>
<td>Ironweed Mix</td>
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<tr>
<td><em>Veronicastrum virginicum</em></td>
<td>Culver's Root</td>
<td>0.25</td>
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</tbody>
</table>

**Total** | **42.75** |
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: jrcpc@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 insuring 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
Coverage with South Lyon High School
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.

YES  NO The site plan is to contain the following information:

A. GENERAL INFORMATION

✓  1. Proprietor's name, address, telephone, e-mail and fax numbers

✓  2. Date (month, day, year), including revisions

✓  3. Title block

✓  4. Scale

✓  5. North point

✓  6. Location map drawn at a scale of 1" - 2000' with northpoint Indicated

✓  7. Architect, engineer, surveyor, landscape architect, or planner's seal

✓  8. Existing lot line, building lines, structures, parking areas, etc. on the parcel, and within one hundred (100) feet of the site

✓  9. Proposed lot lines, property lines and all structures, parking areas, etc., within the site, and within one hundred (100) feet of the site

✓  10. Centerline and existing and proposed right-of-way lines

✓  11. Zoning classification of petitioner's parcel and all abutting parcels

✓  12. Gross acreage figure

✓  13. Proximity to major thoroughfare and/or section corners
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>
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<table>
<thead>
<tr>
<th>Factory</th>
<th>Saft Bordeaux</th>
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<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>
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<tr>
<th>Factory</th>
<th>Saft AB</th>
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<tbody>
<tr>
<td>Address</td>
<td>Jungernagten – Box 709 SE-572 28 OSKARSHAMN- Sweden</td>
</tr>
<tr>
<td>Phone/Fax</td>
<td>+46 491 68 000/ +46 491 68 180</td>
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<tr>
<th>Factory</th>
<th>Saft Nersac</th>
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<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>
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<table>
<thead>
<tr>
<th>Factory</th>
<th>Saft Ferak a.s</th>
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<tr>
<td>Address</td>
<td>Raskoviche 247, 73904 PRAZMO – Czech Republic</td>
</tr>
<tr>
<td>Phone/Fax</td>
<td>+420 558 426 257 / +420 558 426 300</td>
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<thead>
<tr>
<th>Factory</th>
<th>Saft Valdosta</th>
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<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>
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<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>
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<table>
<thead>
<tr>
<th>Factory</th>
<th>Saft Batteries Co., Ltd.</th>
</tr>
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<tbody>
<tr>
<td>Address</td>
<td>Zhuhai 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>
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<table>
<thead>
<tr>
<th>Factory</th>
<th>Saft Poitiers</th>
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<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
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>
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<tr>
<th>Component</th>
<th>CAS Number</th>
<th>EINECS/ELINCS</th>
<th>Content (wt. %)*</th>
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<tbody>
<tr>
<td>Active nickel**</td>
<td>12054-48-7</td>
<td>235-008-5</td>
<td>4-15</td>
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<tr>
<td>Active cadmium***</td>
<td>21041-95-2</td>
<td>244-168-5</td>
<td>7-12</td>
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<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>
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<td>Steel</td>
<td>N/A</td>
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<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>
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</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 Cd₂⁺: 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 detectible 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

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>Hazard-</td>
<td>Label</td>
<td>Hazardous Class</td>
</tr>
<tr>
<td>2795</td>
<td>BATTERIES WET, FILLED WITH ALKALI Electric</td>
<td>8</td>
<td>(ADR) – None</td>
<td>New battery or</td>
</tr>
<tr>
<td></td>
<td>storage</td>
<td>C 11</td>
<td>(US)(DOT) - III</td>
<td>used not damaged</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(for packaging: see SP598; no packaging if new or used not damaged)</td>
<td>Other case</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>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>Respiratory protection</th>
<th>Fire fighters should wear self-contained breathing apparatus.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hand protection</td>
<td>Use polypropylene, polyethylene, rubber or Viton gloves when handling leaking or ruptured cells.</td>
</tr>
<tr>
<td>Eye protection</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>Other</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>City/State</th>
<th>Zip Code</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRW Holdings, Inc.</td>
<td>60527 Town Sf-8xx</td>
<td>New Hudson</td>
<td>48165</td>
<td>Phone Number</td>
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<table>
<thead>
<tr>
<th>Contractor</th>
<th>Address</th>
<th>City/State</th>
<th>Zip Code</th>
<th>Phone Number</th>
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<tbody>
<tr>
<td>Version Parallel</td>
<td>4900 E CR 10</td>
<td>Roscommon</td>
<td>48653</td>
<td>1-215-650-8000</td>
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<table>
<thead>
<tr>
<th>Job Address</th>
<th>Tax ID</th>
<th>Lot Number</th>
<th>Subdivision</th>
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<tbody>
<tr>
<td>Address To Be Assigned</td>
<td>4716 - 22-100-025</td>
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<td></td>
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</table>

<table>
<thead>
<tr>
<th>Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>J R. Connor</td>
<td>930/16</td>
</tr>
</tbody>
</table>

II. TYPE OF IMPROVEMENT

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

III. INFORMATION REQUIRED

Two copies of a drawing, drawn to scale, showing the following:

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 use.
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.acuitybrands.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.

ORDERING INFORMATION

All configurations of this product are considered “standard” and have short lead times.

Example: OLFL 14 PE BZ

<table>
<thead>
<tr>
<th>Series</th>
<th>Lumens / Color temperature (CCT)</th>
<th>Voltage (blank)</th>
<th>Control</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>OLFL 14</td>
<td>1350 lumens / 4000K</td>
<td>120V</td>
<td>PC Button photocell</td>
<td>BZ Bronze</td>
</tr>
</tbody>
</table>

Notes

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

<table>
<thead>
<tr>
<th>Grantor</th>
<th>Grantee</th>
<th>Sale Price</th>
<th>Sale Date</th>
<th>Inst. Type</th>
<th>Terms of Sale</th>
<th>Liber &amp; Page</th>
<th>Verified By</th>
<th>Prctnt. Trans.</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOPEZ, SANDRA</td>
<td>J. R. &amp; V HOLDINGS, LLC</td>
<td>0</td>
<td>06/15/2016</td>
<td>PR</td>
<td>NOT USED</td>
<td>2016R-018143</td>
<td>DEED</td>
<td>0.0</td>
</tr>
</tbody>
</table>

**Property Address**
12400 DOANE RD

**Class:** INDUSTRIAL-IMPROVE  
**Zoning:** LI

**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**
COMB 011 & 013, 7-87

**Land Improvement Cost Estimates**

<table>
<thead>
<tr>
<th>Description</th>
<th>Rate</th>
<th>County</th>
<th>Mult.</th>
<th>Size</th>
<th>%Good</th>
<th>%Arch.Mult</th>
<th>Cash Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>LC BASE PARKING</td>
<td>2.20</td>
<td>1.00</td>
<td>2298.0</td>
<td>52</td>
<td>100</td>
<td></td>
<td>2,629</td>
</tr>
<tr>
<td>6'H CHAIN LINK FENCE</td>
<td>10.30</td>
<td>1.00</td>
<td>560.0</td>
<td>42</td>
<td>100</td>
<td></td>
<td>2,423</td>
</tr>
<tr>
<td>8'H CHAIN LINK FENCE</td>
<td>13.60</td>
<td>1.00</td>
<td>250.0</td>
<td>42</td>
<td>100</td>
<td></td>
<td>1,428</td>
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<tr>
<td>TOP RAILS</td>
<td>1.40</td>
<td>1.00</td>
<td>810.0</td>
<td>42</td>
<td>100</td>
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<td>476</td>
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<tr>
<td>WELL 4&quot; 200 ' DEEP</td>
<td>4800.00</td>
<td>1.00</td>
<td>52</td>
<td>100</td>
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<td>2,496</td>
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<td>SEPTIC</td>
<td>7000.00</td>
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<td>100</td>
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<td></td>
<td>3,640</td>
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</tbody>
</table>

Total Estimated Land Improvements True Cash Value = 13,092

**Land Value Estimates for Land Table 3000.3000 INDUSTRIAL**

<table>
<thead>
<tr>
<th>Factors</th>
<th>Description</th>
<th>Frontage</th>
<th>Depth</th>
<th>Rate</th>
<th>%Adj. Reason</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>INDUSTRIAL DOANE RD</td>
<td>3.80 Acres</td>
<td>37026</td>
<td>100</td>
<td></td>
<td>140,699</td>
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<tr>
<td></td>
<td>3.80 Total Acres</td>
<td>Total Est. Land Value =</td>
<td>140,699</td>
<td></td>
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</tr>
</tbody>
</table>

**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>High</th>
<th>Above Ave.</th>
<th>Ave.</th>
<th>X</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>** ** Calculator Cost Data ** **</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quality: Average Adj: %+0 $/SqFt: 0.50</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heat#1: Package Heating &amp; Cooling 100%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heat#2: Forced Air Furnace 0%</td>
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<tr>
<td>Ave. SqFt/Story: 1260</td>
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<td></td>
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<tr>
<td>Ave. Perimeter: 130</td>
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<tr>
<td>Has Elevators:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Basement Info

- Area: ***
- Type: Finished/Office (No Rates)
- Heat: No Heating or Cooling
- ** Mezzanine Info **

#### Sprinkler Info

- Area: #1:
- Type #1: Office
- Area #2:
- Type #2: Office

#### Electric and Lighting

<table>
<thead>
<tr>
<th>X</th>
<th>Few</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas</td>
<td>Wash Bowls</td>
<td></td>
</tr>
<tr>
<td>Coal</td>
<td>Water Heaters</td>
<td></td>
</tr>
<tr>
<td>Stoker</td>
<td>Wash Fountains</td>
<td></td>
</tr>
<tr>
<td>Oil</td>
<td>Water Softeners</td>
<td></td>
</tr>
</tbody>
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#### Miscellaneous

<table>
<thead>
<tr>
<th>X</th>
<th>Few</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flex Conduit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rigid Conduit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Metallic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bus Duct</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Building Details

- Class: D
- Quality: Average
- Percent Adj: +0

#### Base Rate for Upper Floors = 73.65

- (10) Heating system: Package Heating & Cooling Cost/SqFt: 2.30 100%
- Elevator Adjustment (Applied to upper floors rate) Cost/SqFt.: -1.50
- Misc. Rate Adj.(for upper flrs): 0
- Adjusted Square Foot Cost for Upper Floors = 74.95

#### Count Adj.

- (11) Electric and Lighting:

#### Miscellaneous

<table>
<thead>
<tr>
<th>X</th>
<th>Few</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flex Conduit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rigid Conduit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Metallic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bus Duct</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Adjusted Square Foot Cost for Upper Floors = 74.95

- 1 Stories
- Number of Stories Multiplier: 1.000
- Average Height per Story: 10
- Height per Story Multiplier: 0.950
- Ave. Floor Area: 1,260
- Perimeter: 130
- Perim. Multiplier: 1.129
- Refined Square Foot Cost for Upper Floors: 80.39
- County Multiplier: 1.52, Final Square Foot Cost for Upper Floors = 122.189

#### Total Floor Area: 1,260

- Base Cost New of Upper Floors = 153,958
- Reproduction/Replacement Cost = 153,958
- Eff.Age: 32  Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52/100/100/100/52
- Total Depreciated Cost = 80,058

#### Local Cost Items

<table>
<thead>
<tr>
<th>LOAD LEVELER</th>
<th>6450.00</th>
<th>1</th>
<th>52</th>
<th>3,354</th>
</tr>
</thead>
<tbody>
<tr>
<td>ECF (SW INDUSTRIAL 20K-50K)</td>
<td>0.452 =&gt; TCV of Bldg: 1 = 37,702</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Replacement Cost/Floor Area= 124.85

| Est. TCV/Floor Area= 29.92 |

### Remarks

- Overall Bldg Height

- Year Built Remodeled

- Total Depreciated Cost: 80,058

### Information herein deemed reliable but not guaranteed

- Overall Bldg Height
- Year Built Remodeled
Parcel Number: 4716-23-100-025, Commercial/Industrial Building 1

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

<table>
<thead>
<tr>
<th>Class: C</th>
<th>Quality: Average</th>
<th>Percent Adj: +0</th>
</tr>
</thead>
<tbody>
<tr>
<td>** ** Calculator Cost Data ** **</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quality: Average</td>
<td>Adj: % ±</td>
<td>$/SqFt:0.00</td>
</tr>
<tr>
<td>Heat#1: Hot Water, Radiant Floor</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>Heat#2: Space Heaters, Gas with Fan</td>
<td>0%</td>
<td></td>
</tr>
</tbody>
</table>

#### Base Rate for Upper Floors = 35.35

- Adjusted Square Foot Cost for Upper Floors = 39.90

#### Total Floor Area: 23,040

- Base Cost New of Upper Floors = 1,299,627
- Reproduction/Replacement Cost = 1,299,627

**Construction Class:** C  
**Depr. Table:** 2%  
**Effective Age:** 32  
**Physical %Good:** 100  
**Economic %Good:** 100  

**1978** Year Built  
**1987** Remodeled  
**Overall Bldg Height:**  

#### Comments:

### Electric and Lighting

<table>
<thead>
<tr>
<th>Outlets:</th>
<th>Fixtures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Few</td>
<td>Few</td>
</tr>
<tr>
<td>Average</td>
<td>Average</td>
</tr>
<tr>
<td>Many</td>
<td>Many</td>
</tr>
<tr>
<td>Unfinished</td>
<td>Unfinished</td>
</tr>
<tr>
<td>Typical</td>
<td>Typical</td>
</tr>
</tbody>
</table>

#### Flex Conduit

- Incandescent
- Fluorescent
- Mercury
- Sodium Vapor
- Transformer

#### Rigid Conduit

- Thickness
- Bsmt Insul.

#### Armored Cable

- Non-Metallic
- Bus Duct

#### Non-Metallic

- Water Softeners
- Wash Fountains
- Water Heaters
- Wash Bowls
- Urinals

#### Total Fixtures

- Many
- Above Ave.
- Average
- Typical
- Few
- None

#### 3-Piece Baths

- Many
- Above Ave.
- Average
- Typical

#### 2-Piece Baths

- Many
- Above Ave.
- Average
- Typical

#### Shower Stalls

- Many
- Above Ave.
- Average
- Typical

#### Toilets

- Many
- Above Ave.
- Average
- Typical

#### Sprinkler Info

- Area:
- Type:
- Few
- Above Ave.
- Average
- Typical

#### Roof Structure

- Slope = 0

### Miscellaneous

#### Exterior Wall:

- Thickness
- Bsmt Insul.

---

**Calculation:**

- **Class:** C  
- **Quality:** Average  
- **Percent Adj:** +0

- **Base Rate for Upper Floors:** 35.35

- **Heating system:** Hot Water, Radiant Floor  
  Cost/SqFt: 4.55  
  100%

- **Adjusted Square Foot Cost for Upper Floors:** 39.90

- **Total Floor Area:** 23,040

- **Base Cost New of Upper Floors:** 1,299,627

- **Reproduction/Replacement Cost:** 1,299,627

### Information therein deemed reliable but not guaranteed
Desc. of Bldg/Section: Warehouse, Storage

Class: C  
Floor Area: 6,340  
Gross Bldg Area: 30,640  
Stories Above Grd: 1  
Average Sty 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:  

(1) Excavation/Site Prep:  
(2) Foundation:  
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  

(9) Sprinklers:  

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

(11) Electric and Lighting:  

(12) Other Construction Costs:  

(13) Roof Structure:  
Slope=0  

(14) Roof Cover:  

<<< Calculator Cost Computations >>>>

Class: C  
Quality: Average  
Percent Adj: +0  

Base Rate for Upper Floors = 29.80  

Adjusted Square Foot Cost for Upper Floors = 30.10  
Number of Stories Multiplier: 1.000  
Height per Story Multiplier: 1.130  
Perim. Multiplier: 1.053  
Refined Square Foot Cost for Upper Floors: 35.82  
County Multiplier: 1.54, Final Square Foot Cost for Upper Floors = 55.156  

Total Floor Area: 6,340  
Base Cost New of Upper Floors = 349,690  
Reproduction/Replacement Cost = 349,690  

Eff.Age:32  
Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0  
Total Depreciated Cost = 181,839  

Local Cost Items  

<table>
<thead>
<tr>
<th>Rate</th>
<th>Quantity/Area</th>
<th>%Good</th>
<th>Depr.Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.00</td>
<td>1</td>
<td>52</td>
<td>7</td>
</tr>
</tbody>
</table>

ECF (SW INDUSTRIAL 20K-50K)  
0.452 -> TCV of Bldg: 3 = 82,194  
Replacement Cost/Floor Area= 55.16  
Est. TCV/Floor Area= 12.96  

** **  
Calculator Cost Data  **  **  

Heat#1: Space Heaters, Radiant  
100%  

Heat#2: Space Heaters, Gas with Fan  
0%  

Ave. SqFt/Story: 6340  
Ave. Perimeter: 340  

Has Elevators:  

*** Basement Info ***  

Area:  
Type:  
Heat: Hot Water, Radiant Floor  

* Mezzanine Info *  

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

* Sprinkler Info *  

Area:  
Type: Average  

** ** Calculator Cost Data ** **  

Quality: Average  
Adj: %+0  
$/SqFt:0.00  

Heat#1: Space Heaters, Radiant  
100%  

Heat#2: Space Heaters, Gas with Fan  
0%  

Ave. SqFt/Story: 6340  
Ave. Perimeter: 340  

Has Elevators:  

Comments:  

Overall Bldg Height  

* Mezzanine Info *  

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

* Sprinkler Info *  

Area:  
Type: Average  

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

Class: C  

Floor Area: 6,340  
Gross Bldg Area: 30,640  
Stories Above Grd: 1  
Average Sty 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:  

(1) Excavation/Site Prep:  
(7) Interior:  

(2) Foundation:  
X Poured Conc.  
Brick/Stone  
Block  

(3) Frame:  

(4) Floor Structure:  

(5) Floor Cover:  

(6) Ceiling:  

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

(11) Electric and Lighting:  

(12) Other Construction Costs:  

(13) Roof Structure:  
Slope=0  

(14) Roof Cover:  

*** 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.

[Signature]
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: Parallel Infrastructure / J.R. Crane
Project Name: 180' Monopole - Communication 1126 N Waverly
Meeting Attendees: Jonathan Crane
Bob Prokopiak

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:

Monopole Antenna on Heavy Industrial Zoned Site

Submit Site and Buffer
- 8/24/2023

General Special Use Approval
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.
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
Jonathan Crane (jrcpc@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.
Figure 1
Aerial View of Subject Site and Vicinity

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>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td>Residential</td>
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<td>Residential</td>
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<tr>
<td>Zoning</td>
<td>R-2</td>
<td>R-2</td>
<td>R-2</td>
<td>LB</td>
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<tr>
<td>Master Plan</td>
<td>Residential</td>
<td>Residential</td>
<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>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>1.00 acre</td>
<td>4.2 acres</td>
</tr>
<tr>
<td>Lot Width</td>
<td>150 feet</td>
<td>900’</td>
</tr>
<tr>
<td>Setbacks-LI</td>
<td></td>
<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>
</tr>
<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](mailto: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

PO BOX 243, 56711 Grand River Ave., New Hudson, MI 48165      o: 248-264-6906      f: 810-448-5903
lzawada@civilengineeringsolutions.us
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.

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**

**PROPOSED FOUNDATION**

**DESIGNED BY OTHERS**

**PROPOSED 5' LIGHTNING ROD**

**FUTURE ANTENNAS**

**ACL - TBD.0' AGL**

**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 12'(W) ACCESS GATE**

**PROPOSED PI TELECOM INFRASTRUCTURE V, LLC ACCESS AND UTILITY EASEMENT**

**PROPOSED PI TELECOM INFRASTRUCTURE V, LLC 40'-0" x 65'-0" LEASE AREA**

**8' TALL WOOD FENCE**

**40'-0" x 65'-0" **

**SCALE: 1" = 10'**

**EXISTING SITE LAYOUT PLAN**

**EXISTING GRAVEL**

**EXISTING CONCRETE**

**PROPOSED ADDITIONAL GRAVED AREA**

**NEW 3" THICK (MIN.) ABC (CRUSHER RUN) STONE-SLOPE TO MAINTAIN POSITIVE DRAINAGE, COMPACT TO 90% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698)**

**NEW 3" THICK (MIN.) #57 WASHED STONE-SLOPE TO MAINTAIN POSITIVE DRAINAGE, COMPACT TO 90% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698)**

**CROWN DRIVEWAY Omit for Drainage**

**GEOTEXTILE FABRIC MIRAFI 500X OR APPROVED EQUAL**

**NOTE:**

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

**NOTE:**

SUITE UNDISTURBED SUBGRADE. REMOVE ALL ORGANIC OR UNSUITABLE MATERIAL AND COMPACT TO 90% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-496)

**NEW 3" THICK (MIN.) 1#7 WASHED STONE-SLOPE TO MAINTAIN POSITIVE DRAINAGE, COMPACT TO 90% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D496)**

**NEW 3" THICK (MIN.) ABC CRUSHER RUN STONE-SLOPE TO MAINTAIN POSITIVE DRAINAGE, COMPACT TO 90% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D496)**
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.
5. BARBED WIRE: DOUBLE STRAND 12-1/2 GAUGE TWISTED WIRE GA., 4 FT. BARBS SPACED ON APPROXIMATELY 5" CENTERS. (OPTIONAL)
6. LOCAL ORDINANCE FOR BARBED WIRE PERMIT SHALL GOVERN INSTALLATION.

TYPICAL WOOD FENCE

- 1x6 WOOD
- 3" TYP
- 6' MIN

CONNECTION OF EXTENSION ARMS TO POST

- LAG BOLTS

TYPICAL WOOD FENCING NOTES

TYPICAL WOOD FENCING

- 3 STRANDS BARBED WIRE OPTIONAL
- 2x4 BOARD TYP
- 4x4 POST TYP

WOOD FENCE

- 1 1/2' MIN CLEARANCE FROM GRADE
- FINISH GRADE OR GROUND

WOOD FENCE DETAIL
SOIL TYPES:
CARLISLE MUCK BASED ON WETLAND DELINEATION BY TRILEAF.

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

DEQ WETLAND MAP
NOT TO SCALE
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
Roll Call: Wendy Hoover
Sarah Pearsall
Joe Weinburger

Guests: Jim Tuthill
Deborah Yu

Also Present: Debra McKenzie, Zoning Administrator

APPROVAL OF AGENDZA

Mr. Weinburger explained that ZBA Case #14-2016 will be heard at a later date.

Motion by Pearsall, second by Hoover
To approve the agenda as amended.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

1. ZBA Case 11-2016, Parcel #4716-22-301-105, Located at 9386 Silverside Dr., South Lyon, MI 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.

Representing ZBA Case 11-2016: Rena Smith

Ms. Smith explained they would like to put a small addition on their cottage. The back part is very terraced and the steps are all broken. They would like to add indoor steps and outside ones and get a stair lift. She explained that it’s all rocks. She provided a picture to the Board members which explained what she is asking for.

Ms. Pearsall felt that the practical difficulty is the elevation.

Mr. Weinburger opened the public hearing at 7:14 p.m. and closed it due to no comments.

Motion by Hoover, second by Pearsall
To approve ZBA Case 11-2016 parcel #4716-22-301-105, Located at 9386 Silverside Dr., South Lyon, MI 48178 to allow the requested variances from

MOTION APPROVED
Section 38-136 to allow the side yard setback to the proposed addition to be 14’ instead of the required 15’ and the second variance to be 8’ instead of the required 15’. There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the area or district. Specifically the narrow lot size and topographical issues of this lot. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same district by allowing them to safely access their home and bring the stairs in side will help them. The granting of the variance will not be materially detrimental to the public welfare or adversely affect the surrounding properties in the district. The granting of the variance will not adversely affect the Master Plan and the practical difficulty was not self-created.

Roll Call Vote: Ayes: Unanimous
Nays: Nays

MOTION APPROVED

2. ZBA Case 12-2016, Parcel #4716-33-301-010, Located at 11608 East Shore Dr., Whitmore Lake, Michigan 48189. Request 2 variances form 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.

Representing ZBA Case 12-2016: Dennis DeShane

Mr. DeShane explained that he has a home on Whitmore Lake for the past 25 years, it's a tight lot, and he would like to put on an attached garage. They are proposing to put the garage on one side of the house which gets it as far off the road as possible. The challenges are meeting the setbacks. The neighbors are ok with it and he has a letter from the south neighbor stating its fine.

Mr. DeShane stated the practical difficulty is to be able to attach it to the house. Ms. Pearsall explained that is not a practical difficulty. Ms. Pearsall also explained the garage would be too close to the road which is a safety issue.

Ms. Hoover stated she is concerned that the garage would be so close to the property line on the south side.

Ms. Pearsall stated she is concerned with it being so close to the road.

Mr. DeShane asked if there is something else he can do, would he have to reapply to move the lines, possible move it over 5’ and have a one car garage instead of a two car garage. There was brief discussion regarding making the garage a one car garage.

Mr. Weinburger opened the public hearing at 7:25 p.m. and closed it due to no comments.
Ms. Pearsall stated that even if the garage was shortened from 32’ to 24’ the applicant wouldn’t have to worry about the variance in the front but he would still be close to the property line. Mr. DeShane asked if he could request a variance of 5’ on the south side.

Mr. Weinburger explained if the garage didn’t exceed 12 x 22 he wouldn’t need a variance at all. Mr. DeShane asked if he could ask for a 5.5’ variance on the south side. If it’s possible he would ask for a variance it’s a very small lot, the road is unsafe. Ms. Pearsall stated there is no practical difficulty and if he has a one car garage he wouldn’t even need a variance. Mr. Weinburger noted that a garage is not a necessity.

Mr. DeShane stated he would like to ask for a variance of 2.5 so he could build a 15 x 22 garage. (2.5 foot variance).

Motion by Pearsall, second by Hoover
To approve ZBA Case 12-2016, Parcel #4716-33-301-010, Located at 11608 East Shore Dr., Whitmore Lake, Michigan 48189. The request is for two variances. They are only approving one variance for the side yard amended from 8’ side yard setback to a 2.5’ side yard setback so there will be 7.5’ on the side. The applicant has shown a need for the following reasons: there are circumstances or conditions applicable to the property that do not apply generally to other properties in the area due to the narrow lot size impacting the property. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same district. Granting of the variance will not be materially detrimental to the public welfare or adversely affect the surrounding properties in the district. The granting of the variance will not affect the purpose or objectives of the master plan because this will be very site specific due to the narrow lot.

Roll Call Vote  
Ayes: Unanimous  
Nays: None

MOTION APPROVED

3. ZBA Case 13-2016, Parcel #4716-04-103-032, Located at 6172 Island Lake Dr., Brighton, MI 48116. Request a variance from Section 38-136 the applicant is request 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’x24’ (360 SF) sunroom addition on the east side of the home.

Representing ZBA Case 13-2016:    Kathleen Vandenberg
                                      Rich Simmons, Builder
                                      Dennis Denser, Arcadia and Design

Mr. Denser explained there is currently an elevated porch on the rear of the house. They are proposing to make that slightly larger and enclose it to make a sun room. The nearest 16 properties with the average front yard setback is 6’.3” and their proposal
would yield their setback at 21’. Also, Island Lake Drive dead ends at the end of their property so they are not infringing on anyone’s view of the lake. They feel it is necessary for the preservation and enjoyment of their lot.

Ms. Pearsall explained the houses around them do not enter into their decision, each case is reviewed on a case by case only.

Mr. Denser explained in order to move it back it will become an issue for access due to the doorway. The practical difficulty is that they were unable to enjoy their property as others do.

Ms. Vandenberg explained the house is brick so it wouldn’t be easy to move the access over or the doors.

Mr. Weinburger opened the public hearing at 7:45 p.m. and closed it due to no comments.

Motion by Hoover, second by Weinburger
To deny ZBA Case 13-2016, Parcel #4716-04-103-032, located at 6172 Island Lake Dr., Brighton, MI 48116. Requested variance from Section 38-136 the applicant is requesting a 9’ variance leaving a front yard setback of 21’ and the required setback is 30’. The applicant has not shown a practical difficulty for the following reasons; there are no exceptional or extraordinary circumstances or conditions that are applicable to the property that do not apply generally to other properties in the area or district specifically there are no typography, wetland, woodland, adjoining properties that negatively impact the property. The variance is not necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same district.

Roll Call Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED TO DENY

NEW BUSINESS –None

OLD BUSINESS - None

APPROVAL OF THE Meeting Minutes

Motion by Pearsall, second by Hoover
To approve the minutes of September 20, 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 7:50 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto

Recording Secretary