

Pennfield Charter Township

Planning Commission Meeting

Minutes of January 5, 2009

In the absence of a Chairman, Sandra Cummings, Recording Secretary, called the Planning Commission meeting to order at 6:30 pm. Members present were Paul Anderson, Jon Bartlett, Jack Pooler, Joseph Weiss, Elaine Walter, Brad Messenger and Curtis Whitaker. A quorum was met. Let the record reflect that Jon Bartlett and Elaine Walter were sworn in to three-year terms of office by Clerk Kathy Case prior to the meeting, along with new member Curtis Whitaker.

Others present: Mr. Rob Behnke, Zoning Administrator for Pennfield Township, Mr. David Antoun, representing Tele-Site and Verizon Wireless, Mr. Jonathan Crane, a Civil Engineer, Mr. Allan Shepard, and a representative of Access Vision.

Meeting opened with the Pledge of Allegiance.

Selection of Officers for 2009

a) Chairperson

A motion was made by Brad Messenger, seconded by Elaine Walter, to elect Paul Anderson to the position of Chairperson. Motion carried. Voice vote follows:

Paul Anderson – yes; Jon Bartlett – yes; Brad Messenger – yes; Jack Pooler – yes; Curtis Whitaker – yes; Elaine Walter – yes; Jay Weiss – yes.

b) Vice-Chairperson

A motion was made by Elaine Walter, seconded by Jon Bartlett, to elect Brad Messenger to the position of Vice-Chairperson. Motion carried. Voice vote follows:

Paul Anderson – yes; Jon Bartlett – yes; Brad Messenger – yes; Jack Pooler – yes; Curtis Whitaker – yes; Elaine Walter – yes; Jay Weiss – yes.

c) Secretary

A motion was made by Brad Messenger, seconded by Jack Pooler, to elect Jay Weiss to the position of Secretary. Motion carried. Voice vote follows:

Paul Anderson – yes; Jon Bartlett – yes; Brad Messenger – yes; Jack Pooler – yes; Curtis Whitaker – yes; Elaine Walter – yes; Jay Weiss – yes.

Public Comment

No public comments were made at this time.

Additions or Deletions to the Agenda

No additions or deletions.

Meeting Minutes of November 3, 2008

It was moved by Brad Messenger, seconded by Elaine Walter to approve the November 3, 2008 meeting minutes. Motion carried.

Unfinished Business

No unfinished business.

New Business

a) Public Hearing for Shepard/Verizon Wireless Special Land Use Request

Mr. David Antoun presented his request to the Planning Commission, stating that Tele-Site, an agent for Verizon Wireless, wishes to construct a 195' Cell Tower on property owned by Mr. Allan Shepard, a vacant 85 acre parcel located on White Rabbit Road, and being zoned Agricultural (AG). The construction of a Communications Tower will require a Special Land Use Permit. The tower height will be kept at less than 200 feet so that a light will not be required at the top, therefore making it less obtrusive to the neighborhood. It was pointed out that Mr. Antoun and Mr. Shepard had already appeared before the Zoning Board of Appeals on December 3, 2008, and had been granted relief from the required separation distance between a cell tower and a residential unit.

Questions by the Planning Board involved the possibility of co-locating with another tower, and whether a greenbelt buffer would be needed. Mr. Antoun stated that Tele-Site had made every effort to co-locate on a

nearby tower owned by TDS and was rejected. No other satisfactory site was available. The Board requested that an affidavit be provided showing that TDS had rejected the efforts to co-locate.

Mr. Antoun indicated that a greenbelt would probably not be necessary since the tower would be located in an open cornfield, with a row of trees to the south between the tower-site and a golf course, and the only nearby home site is owned by Mr. Shepard's step-son, who is not opposed to the tower. The tower will be surrounded by a 100' by 100' fence, and if necessary, some evergreens could be planted around it to enhance the view.

A motion was made by Jon Bartlett, seconded by Brad Messenger, to recommend that the Township Board Members approve the Shepard/Verizon Wireless Special Land Use Request at the next Board meeting, to be held at 7:00 pm on January 13, 2009, with no greenbelt buffer required, and subject to the receipt of the affidavit of rejection to co-locate by TDS. Motion carried. Voice vote follows:

Paul Anderson – yes; Jon Bartlett – yes; Brad Messenger – yes; Jack Pooler – yes; Curtis Whitaker – yes; Elaine Walter – yes; Jay Weiss – yes.

Selection of Zoning Board of Appeals Representative

It was moved by Elaine Walter, seconded by Brad Messenger, to appoint Curtis Whitaker as the Zoning Board of Appeals Representative to the Planning Commission. Motion carried.

Public Comment

No public comment.

Commissioner's Comments

Jon Bartlett wished everyone a Happy New Year, and a welcome to Curtis Whitaker.

Curtis Whitaker extended a "thank you" for the opportunity to contribute to the township.

Jay Weiss and Elaine Walter both welcomed Curtis Whitaker.

Brad Messenger welcomed Curtis, and asked if there is an update to the Wal-Mart project? Rob Behnke indicated that it is still on schedule to start construction in 2009.

Paul Anderson asked that the Board recognize the untimely passing of Alice Godde's great-grandson, Bryce Worthington.

Curtis Whitaker made a motion, seconded by Brad Messenger, to adopt the scheduled Planning Commission dates for 2009. Motion carried.

Jon Bartlett made a motion, seconded by Brad Messenger, to adjourn the meeting at 6:55 pm. Motion carried.

Sandra Cummings

Recording Secretary