

DALLAS TOWNSHIP PLANNING COMMISSION

Monday March 16, 2020 at 8:00pm

Location: Dallas Township Hall

225 South Main Street, Fowler, Michigan 48835

Chairman Farley called the meeting to order at 7:01pm

Present: Ken Farley, Kurt Thelen, Jamey Myers, Stephanie Schafer, Kurt Marvel, Renee Hufnagel and Rick Fink

Absent:

Guests: Kathy Farley

Motion to approve the agenda and changes was made by Kurt Marvel and Second by: Rick Fink

Motion to approve the minutes from the December 2, 2019 of the Dallas Township Planning Commission by Rick Fink and Second by Kurt Marvel.

Business: Good discussion on zoning and the 100 foot setback v. 83 foot setback for auxiliary buildings. Clinton County is currently 83 feet but Dallas Township is 100 feet. Also discussed Class A roads and usage. Talked and discussed the hoarding of toilet paper and goods during the pandemic.

NO PUBLIC COMMENTS

Adjournment at 7:18pm Motion by: Kurt Thelen and Second by Renee Hufnagel

Next Meeting June 15, 2020 at 8:00pm at the township hall

June 16, 2020

Dallas Township Planning Commission Meeting

Call to order by Chairman Farley at 8:03pm

Present : Rick Fink, Ken Farley, Kurt Thelen, Kurt Marvel, Jamie Myers, Kurt Thelen , Stephanie Schafer, and Renee M. Hufnagel

Special Guest : Kathy Farley

Absent: None

Motion to approve the agenda made by: Kurt Marvel Second: Rick Fink

Motion to approve the minutes from the December 3, 2018 by: Rick Fink Second: Renee M. Hufnagel

New Business : Pandemic still happening. Social distancing happened at the meeting. Discussed election as it pertains to masks and gloves.

No public for comments.

Motion to adjourn @ 8:20pm : Rick Fink Second: Jamie Myers Time was 8:20pm

Next meeting is September 14th at 8:00pm at the Dallas Township Hall.

Dallas Township Planning Commission
Minutes from Public Hearing on September 14, 2020

Chairman Farley called the meeting to order at 8:00pm

Present: Renee Hufnagel, Kurt Thelen, Stephanie Schafer, Ken Farley, and Kurt Marvel

Absent: Rick Fink and Jamey Myers

Public present: Kathy Farley, Tammy Foster, and Therese K-13

Motion was made by Kurt Thelen and supported by Renee Hufnagel to open the Public Hearing.

The Dallas Township Planning Commission was open to hear public comment on the Special Use Permit for the cell tower on west Walker Rd.

Chairman Farley went over the Public Hearing Format. American Tower Wireless Communication's attorney Mr. David Tracy had joined the commission by phone to field any questions concerning the tower. Commission members were allowed to ask questions of Mr. Tracy. Mr. Tracy then talked about test run on the tower and everything seemed to meet all standards required. The lease currently goes to 2050. The last national test was in 2018. A test is conducted every three years to meet the standards of national, state, and county/township. Mr. Tracy will email Tammy Foster (Ziemnick Foster Engineering, LLC) on what was being done at the base of the support cables the week of Sept. 7th 2020. Questions were asked about the permit for that time work being done, did they need a permit or not. Mr. Tracy did state that a bond for \$50,000.00 was applied for, for the removal or decommission or the tower. The last compliance report was in 2018.

No public comments

After meeting with Mr. Tracy, several questions for Tammy Foster about requirements and annual reporting were explained. Tammy then explained the ordinance and zoning that Dallas Planning Commission has adopted and how it pertains to cell towers and maintenance of those towers.

Motion was made by Kurt Marvel and supported by Kurt Thelen to close the public hearing. The time was 8:56pm.

Dallas Township Planning Commission

Minutes from September 14, 2020

Chairman Farley called the meeting to order at 8:57pm

Present: Renee Hufnagel, Kurt Thelen, Stephanie Schafer, Ken Farley, and Kurt Marvel

Absent: Rick Fink and Jamey Myers

Public present: Kathy Farley, Tammy Foster, and Therese K-13

Approval of the agenda: motion made by Kurt Marvel and supported by Kurt Thelen

Approval of the minutes from the June 16th 2020 meeting: motion made by Kurt Marvel and supported by Kurt Thelen.

The Dallas Planning Commission then made the following motions: motion was made by Kurt Marvel and supported by Renee Hufnagel.

"I move that the Dallas Township Planning Commission recommend approval of SUP2020-001 to the Township Board, for the American Tower Delaware Corporation Wireless Communication Tower Facility's Special Use Permit located on parcel #:040-001-300-015-052, for the following reasons:

1. *The request meets the general standards for Special Use Permit found in Section 12.05 of the Dallas Township Zoning Ordinance.*
2. *The request meets the specific standards for Wireless Communication Towers and Facilities found in Article 9 of the Dallas Township Zoning Ordinance.*

Subject to the following stipulations:

- A. *Approval of the site plan by Dallas Township Planning Commission as submitted concurrently with the Special Use Permit application.*
- B. *The applicant shall provide a program for continued inspections and maintenance of the site compound, driveway and lease area. The inspection and maintenance program shall provide statements of annual inspection and every 3 years a structural analysis report be performed and be submitted to the Township for review.*
- C. *A surety bond is to be established in the amount of \$75,000 for the removal of the facility in the event that the development be abandoned for a period of more than six (6) months.*
- D. *The permit holder shall comply with all State, County, and other governmental regulations relative to the development of the petitioned special land use, as well as comply with the*

rules and requirements of the Clinton County Drain Commissioner (CCDC), Clinton County Road Commission (CCRC), Mid-Michigan District Health Department (MMDHD), Michigan Department of Transportation (MDOT), and the Michigan Department of Environment, Great Lakes and Energy (EGLE), as they are required to be adhered to upon the subject property.

- E. The uses as described in this petition are the only uses permitted by the Special Use Permit.
- F. The expiration date of the Special Use Permit is 5yrs. Or 2025 or from the date of The Dallas Township meeting were its approved.

A roll call vote was unanimous.

The following motion was made by: Renee Hufnagel and supported by Kurt Marvel

"I move that the Dallas Township Planning Commission recommend approval of SPR2020-001 to the Township Board, for the American Tower Delaware Corporation Wireless Communication Tower Facility's Site plan review located on parcel #:040-001-300-015-052, for the following reasons:

1. The request meets the standards for Site Plan Review as found in Article 13 of the Dallas Township Zoning Ordinance.

A roll call vote was unanimous.

Public comments: Tammy Foster with Ziemnick Foster Engineering, LLC asked the question of the planning commission about setbacks and whether they needed to be adjusted. In the last couple of months there has been two variance request submitted for setback distance and they have been forwarded to the Zoning Board of Appeals. A lengthy discussion happened and no action at this time was taken. The planning commission was happy Tammy brought this to their attention and they will continue to monitor the situations as they occurs.

Motion was made by Ken Farley and supported by Kurt Thelen for adjournment of the meeting. The time was 9:32pm.

DALLAS TOWNSHIP PLANNING COMMISSION

Monday December 7, 2020 7:00pm

Location : Dallas Township Hall

225 South Main Street, Fowler, Michigan 48835

Chairman Farley called the meeting to order at 7:03pm

Present : Ken Farley, Kurt Thelen, Jamey Myers, Stephanie Schafer, Rick Fink, and Kurt Marvel

Absent : Renee Hufnagel

Guests : Kathy Farley and Therese K-13

Motion to approve the agenda and changes was made by Kurt Marvel and Second by: Rick Fink

Motion to approve the minutes from the September 14, 2020 of the Dallas Township Planning Commission and minutes from the September 14, 2020 Public Hearing by Kurt Marvel and Second by Jamey Myers.

No Old Business

New Business to the Dallas Township Planning Commission : Tammy Foster joined our meeting by zoom to talk about set backs and what the Clinton County set backs look like compared to ours. See Tammy's handout from the meeting marked Clinton County at the top. Discussion followed and it was determined to be good discussion but no action was taken but will be revisited at a later date. Also discussed how to amend the zoning and ordinance. Stephanie will get the steps from Tammy and have those ready for the next meeting.

NO PUBLIC COMMENTS

Adjournment at 8:15pm Motion by : Kurt Marvel and Second by Rick Fink

Next Meeting March 15 2021 at 7:00pm at the township hall