

NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
June 15, 2016 at 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **CALL TO THE PUBLIC**
6. **CORRESPONDENCE**
7. **REPORTS**
 - A. **Board of Trustees Report**
 - B. **ZBA**
 - C. **Staff Report**
 - D. **Planning Consultant Report**
8. **PUBLIC HEARINGS:**
 - A. **Case #JPC160003** – Recommend to approve, approve with conditions, or deny the request of Living Water Lutheran Church of Whitmore Lake, 200 Barker Road, Whitmore Lake, MI 48189, parcel number B-02-06-105-025 for a Conditional Use to allow an approximately 7,200 sq. ft. Church under Section 36-391 (23). The parcel is zoned GC – General Commercial. (attachment 1)
9. **OLD BUSINESS:**
 - A. **Case #JPC160001** – Recommend to approve, approve with conditions, or deny the request of Northfield Township, 2727 East North Territorial Road, Whitmore Lake, MI 48189 (Township Fire Station #2) for a Conditional Use Permit to allow a Wireless Communication Facility (Cellular Telephone Tower) for New Par dba Verizon Wireless. Verizon Wireless proposes to construct a new 120' Monopole (with 7' maximum lighting rod on top). The parcel number is B-02-27-100-003 and is zoned AR – Agriculture (attachment 2) (attachment 2)
10. **NEW BUSINESS:**
 - A. **Case #JPC160003** – Recommend to approve, approve with conditions, or deny the request of Living Water Lutheran Church of Whitmore Lake, 200 Barker Road, Whitmore Lake, MI 48189, parcel number B-02-06-105-025 for a Conditional Use to allow an approximately 7,200 sq. ft. Church under Section 36-391 (23). The parcel is zoned GC – General Commercial. (attachment 1)
 - B. **Discussion on 2016 Goals & Objectives:** Lakeside Community Park, Main Street, Business Oriented Zonings and what can the Planning Commission do to make it more attractive to prospective businesses. Including Main Street Concepts.
11. **MINUTES:** May 18, 2016 Regular Meeting
12. **POLICY REVIEW AND DISCUSSION**
13. **CALL TO THE PUBLIC**
14. **COMMENTS FROM THE COMMISSIONERS**
15. **ANNOUNCEMENT:** Special Meeting June 29, 2016
16. **ADJOURNMENT**

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

(ATTACHMENT 1)

NORTHFIELD TOWNSHIP PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

The Northfield Township Planning Commission will hold a public hearing at the request of Living Water Lutheran Church of Whitmore Lake, 200 Barker Road, Whitmore Lake, MI 48189, parcel number B-02-06-105-025 for a Conditional Use to allow an approximately 7,200 sq. ft. Church under Section 36-391 (23). The parcel is zoned GC – General Commercial.

The public hearing will be held on **Wednesday, June 15, 2016** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

This notice is in compliance with PA 267 of 1976 as amended (Open Meetings Act) MCLA 41.7, 2A (2) (3) and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Offices at 743-449-2880 seven days in advance.

Angela Westover – Northfield Township Clerk

Publish: Sunday, May 29, 2016

Newspaper: legalads@mlive.com

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MAY 20 2016

NORTHFIELD TOWNSHIP TREASURER

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MAY 20 2016

NORTHFIELD TOWNSHIP

Northfield Township

Page 1 of 2

Conditional Use Application Form

Applicant

Name Living Water Lutheran Church of Whitmore Lake
Address 9876 Main St.
Whitmore Lake, MI 48189
Phone 734-426-4006

Owner

Name Whitewood Enterprises, Inc.
Address 3400 Apache Trail
Pinckney, MI 48169
Phone 734-449-8617

If applicant is NOT the property owner, then a statement from the owner MUST be attached, authorizing the application.

☒ Statement has been attached, applicant is not owner
☐ Applicant is owner

Parcel ID number B-02-06-105-025
Address 200 Barker Road
Whitmore Lake, MI 48189
Zoning District General Commercial (GC)
Development Name Living Water Church of Whitmore Lake
Proposed Use Church
General Location 200 Barker Road, Whitmore Lake

Applicants Interest in Property purchasing property

Conditional Use is sought under Section 36-391(23)
of the Northfield Township Zoning Ordinance.

An application for a conditional use permit shall contain the following information:

- ☒ Proof of ownership
- ☒ Legal Description
- ☒ Scaled and accurate survey drawing, with existing building, drives and other improvements
- ☒ A detailed description of the proposed use
- ☒ A site plan, meeting the requirements of a preliminary site plan, as set forth in Section 64.03, herein.
- ☒ Fee of \$600.00 for CUP / \$500.00 for PSP = \$1,100.00 as established by Northfield Township Board, must accompany application.

I have read the attached provisions of the Northfield Zoning Ordinance in regards to Article 63.0, Conditional Use and understand a public hearing will be established within sixty-five (65) days of the filing date.

Date 5/13/2016 Applicant

Frank K. Murdock
Frank K. Murdock, President, Living Water

The Northfield Township Planning Commission has reviewed the particular circumstances of the above proposed use relative to Section 63.0 Conditional Uses; and

Approved / Disapproved same on _____, 20____. Supporting evidence is attached.

Conditions imposed on the conditional use of the above described property are as follows:

Breach of such conditions shall automatically invalidate this permit.

Chair, Planning Commission

Date

Secretary, Planning Commission

Date

I / We _____ applicant (s)
for this Conditional Use application and permit hereby agree to comply with the above imposed conditions as specified by the Northfield Township Zoning Ordinance and the Planning Commission of Northfield Township.

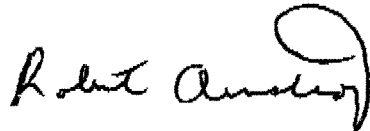
Date _____

Northfield Township Planning Commission
8350 Main St.
Whitmore Lake, MI

To Whom it May Concern:

Whitewood Enterprises, Inc. hereby consents to zoning changes proposed by Living Water Lutheran Church for the property at 200 Barker Rd., provided that no current permitted or conditional uses are eliminated as a result of the zoning change. Any expansion of permitted or conditional uses is approved.

Whitewood Enterprises, Inc.

A handwritten signature in black ink, appearing to read "Robert Armstrong". The signature is written in a cursive style with a large, looping initial "R".

By Robert Armstrong
President

Washtenaw County Parcel Summary

This data is received from local cities, villages, and townships. For additional information or verification, please contact your local city, village or township assessor or the Washtenaw County Department of Equalization at (734)222-6662.

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

Parcel Identification

Parcel Number:	B -02-06-105-025
City, Village, or Township:	TOWNSHIP OF NORTHFIELD
Parcel Status:	ACTIVE
Property Address Street Number, Name & Direction	200 BARKER RD
Property City, State, Zip Code	WHITMORE LAKE MI, 48189
School District Number & Name	81140 WHITMORE LAKE PUBLIC SCHO
Property Classification	201 COMMERCIAL

Taxpayer Identification -- Year 2016

Taxpayer Name 1:	WHITEWOOD ENTERPRISES INC (2016)
Taxpayer Name 2:	
Taxpayer Mailing Address:	3400 APACHE TRAIL
Taxpayer City, State, Zip Code:	PINCKNEY, MI, 48169

Assessment

Year	State Equalized Value	Taxable Value	Principal Residence Exemption %
2015	\$176,300.00	\$150,185.00	0
2014	\$167,700.00	\$147,820.00	0

Sales

Sale Date:	04/02/2001	Sale Price:	\$0.00
Liber-Page:	L4005 P761	Last Update:	

Washtenaw County Legal Description

This data is received from local cities, villages, and townships. For additional information or verification, please contact your local city, village or township assessor, the Washtenaw County Clerk/Register of

Deeds at (734)222-6710 or the Washtenaw County Department of Equalization at (734)222-6662.

Parcel Identification

Parcel Number:	B -02-06-105-025
Property Address Street Number, Name & Direction	200 BARKER RD
City, Village, or Township:	TOWNSHIP OF NORTHFIELD
Legal Description:	TRANS 3/31/95 ASSR REQUEST **FROM 0206105010 02/09/95 NO 6-5B-2B COM AT E 1/4 COR SEC 6, TH S 88-37-43 W 491.33 FT, TH N 38-56-47 W 75.70 FT TO N'LY R/W BARKER RD & POB, THS 88-37-43 W 200.00 FT, TH N 01-22-17 W 30.03 FT, TH ALNG C/L OF HORSHOE LAKE OUTLET DRAIN N 38-39-29 W 199.90 FT, TH N 49-42-06 W 100.91 FT, TH N 34-36-53 W 175.65 FT, TH 230.67 FT ALNG ARC-CURV-RT RAD=3669.72 FT CH=N 00-04-10 W 230.63 FT, TH S 38-56-47 E 799.49 FT TO POB. PT OF NE 1/4 SEC 6 T1S-R6E. 2.20 AC.

Washtenaw County Sales History

This data is received from local cities, villages, and townships. For additional information or verification, please contact your local city, village or township assessor, the Washtenaw County Clerk/Register of Deeds at (734)222-6710 or the Washtenaw County Department of Equalization at (734)222-6662.

Parcel Identification

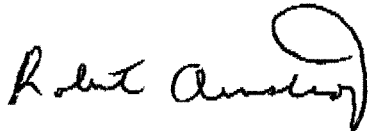
Parcel Number:	B -02-06-105-025		
Property Address Street Number, Name & Direction	200 BARKER RD		
City, Village, or Township:	TOWNSHIP OF NORTHFIELD		
Liber-Page:	Sale Date	Instrument	Sale Price
L4005 P761	04/02/2001	QUIT CLAIM DEED	\$0.00
L3963 P610	08/04/2000	WARRANTY DEED	\$90,000.00

Northfield Township Planning Commission
8350 Main St.
Whitmore Lake, MI

To Whom it May Concern:

Whitewood Enterprises, Inc. hereby consents to zoning changes proposed by Living Water Lutheran Church for the property at 200 Barker Rd., provided that no current permitted or conditional uses are eliminated as a result of the zoning change. Any expansion of permitted or conditional uses is approved.

Whitewood Enterprises, Inc.

A handwritten signature in black ink, appearing to read "Robert Armstrong". The signature is written in a cursive style with a large, looping initial "R".

By Robert Armstrong
President

Washtenaw County Parcel Summary

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

Parcel Identification

Parcel Number:	B -02-06-105-025
City, Village, or Township:	TOWNSHIP OF NORTHFIELD
Parcel Status:	ACTIVE
Property Address Street Number, Name & Direction	200 BARKER RD
Property City, State, Zip Code	WHITMORE LAKE MI, 48189
School District Number & Name	81140 WHITMORE LAKE PUBLIC SCHO
Property Classification	201 COMMERCIAL

Taxpayer Identification -- Year 2016

Taxpayer Name 1:	WHITEWOOD ENTERPRISES INC (2016)
Taxpayer Name 2:	
Taxpayer Mailing Address:	3400 APACHE TRAIL
Taxpayer City, State, Zip Code:	PINCKNEY, MI, 48169

Assessment

Year	State Equalized Value	Taxable Value	Principal Residence Exemption %
2015	\$176,300.00	\$150,185.00	0
2014	\$167,700.00	\$147,820.00	0

Sales

Sale Date:	04/02/2001	Sale Price:	\$0.00
Liber-Page:	L4005 P761	Last Update:	

Washtenaw County Legal Description

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Deeds at (734)222-6710 or the Washtenaw County Department of Equalization at (734)222-6662.

Parcel Identification

Parcel Number: B -02-06-105-025

Property Address
Street Number,
Name & Direction

200 BARKER RD

City, Village, or
Township:

TOWNSHIP OF NORTHFIELD

Legal
Description:

TRANS 3/31/95 ASSR REQUEST **FROM 0206105010
02/09/95 NO 6-5B-2B COM AT E 1/4 COR SEC 6, TH S
88-37-43 W 491.33 FT, TH N 38-56-47 W 75.70 FT TO
N'LY R/W BARKER RD & POB, THS 88-37-43 W 200.00
FT, TH N 01-22-17 W 30.03 FT, TH ALNG C/L OF
HORSHOE LAKE OUTLET DRAIN N 38-39-29 W 199.90
FT, TH N 49-42-06 W 100.91 FT, TH N 34-36-53 W
175.65 FT, TH 230.67 FT ALNG ARC-CURV-RT
RAD=3669.72 FT CH=N 00-04-10 W 230.63 FT, TH S
38-56-47 E 799.49 FT TO POB. PT OF NE 1/4 SEC 6
T1S-R6E. 2.20 AC.

Washtenaw County Sales History

This data is received from local cities, villages, and townships. For additional information or verification, please contact your local city, village or township assessor, the Washtenaw County Clerk/Register of Deeds at (734)222-6710 or the Washtenaw County Department of Equalization at (734)222-6662.

Parcel Identification

Parcel Number: B -02-06-105-025

Property Address Street
Number, Name & Direction

200 BARKER RD

City, Village, or Township:

TOWNSHIP OF NORTHFIELD

Liber-Page:	Sale Date	Instrument	Sale Price
L4005 P761	04/02/2001	QUIT CLAIM DEED	\$0.00
L3963 P610	08/04/2000	WARRANTY DEED	\$90,000.00

Description of the Proposed Use of 200 Barker Road, Whitmore Lake, MI

- Harmonious and in accordance with the objectives and regulations within the Zoning Ordinance.
 - Promoting and protecting the public health, safety and general welfare
 - Since 2004 when Living Water began, it has been active in the community, promoting improvement in the general welfare by partnering with the Whitmore Lake Public Schools and Northfield Human Services with programs like Backpacks for Kids, Rake and Run, Turkeys for Thanksgiving and the Christmas Giving Tree. These programs will continue and be expanded by moving into a permanent facility for Living Water's base of operations.
 - Maintaining the rural, natural and scenic qualities of the township
 - Very little will change in terms of the outside structures and features on the existing property. Additional parking will be provided by installing a permeable matting in the grass area (e.g. GrassProtecta®) north of the existing parking lot so the existing drainage and landscape will not change.
 - Provide adequate light, air, privacy, convenience of access to property and lessening and avoiding congestion on the public highways and streets.
 - No substantial changes will be made the exterior of the existing structures. A small vestibule entry will be added to improve the egress and foot-traffic into the main building as well as insulate against the weather.
 - The existing traffic flow will be maintained with a fire lane only on the east side against the railroad right-of-way and a fire lane on the west side between diagonal parking and the roof overhang.
 - Regulating the concentration of buildings in relation to the surrounding land.
 - No changes as a result of using the property as a church – the same concentration of buildings.
- Compatible with the natural environment and existing and future land uses in the vicinity.
 - Provide for the conservation of the natural resources in the township including air, water, soil and natural features.
 - Drainage and landscape features will be maintain as existing on the property. The Horseshoe Lake drainage stream and retention basin will be maintained.
- Will be served adequately by essential public facilities and disposal or that Living Water will be able to provide adequately any such service.
 - There will be 4 toilets and two urinals added with 4 additional sinks in two public bathrooms and a catering kitchen area. The existing ADA compliant toilet will be maintained.
 - As part of a second phase to be completed within the next two years, a septic tank, toilet, bathroom sink and kitchen sink is planned to be installed, along with heating and air conditioning, in the unattached garage in order for it to be used as a youth center. The septic tank system will include an indicator to signal when it is to be pumped out using a service to be contracted by Living Water.
- Will not be detrimental, hazardous or disturbing to the existing or future neighboring uses, persons, property or the public welfare.
 - Protecting against fire, explosion, noxious fumes, heat, dust, smoke, glare, noise, vibration, radioactivity and other nuisances and hazards.
 - Per the 2015 International Fire Code, Section 903.2.1.3 for Group A-3 assembly usage, the designed occupant load for the large worship space, 2,112 sq. ft. without fixed seating, is 151 and will be posted and controlled below that level (Section 1004.1.2). When the attendance for a particular service exceeds 120 for 7 weeks in a row, Living Water will add an additional service in order to maintain the occupancy load below the posted maximum. Living Water will have

Description of the Proposed Use of 200 Barker Road, Whitmore Lake, MI

posted evacuation routes in every room and hallway throughout the building identifying assembly areas where people are to gather and be counted. Living Water will also run an unannounced fire drill at least annually during a service in order to demonstrate and measure how long it takes to evacuate the building in case of a fire. The names of all members and visitors will be recorded at each service and used to account for all occupants after evacuation to the outside assembly areas at the time of a fire or fire drill.

- In addition a dry fire sprinkler system will be installed with an appropriate connection for a pumper fire truck outside the building so that, should a fire occur, it can be extinguished quickly without the fire department having to enter a burning building. Later, as local development and growth in the community continue, and when a municipal water system is installed, Living Water will connect their existing sprinkler system to that municipal source.
- The main building is currently very well insulated from sound so that traffic noise from US 23 and the train traffic is barely audible. Likewise, the music and sound from the Living Water worship services, as a result, will not disturb any of the neighboring businesses during services on Sunday mornings.
- Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
 - Protecting existing public investment in infrastructure.
 - Although there will be an increase in traffic flow into and out of the church, the peak time will be Sunday morning which will not disturb the overall traffic flow into and out of the village along Barker Road during that time. In fact, the church should provide neighboring businesses, should they be open during that time, with additional business due to their proximity to the church.
- Will be compatible with the Township's adopted general development plan.
 - This use by Living Water Church is consistent with the recommendations made by the Township Planner and most recently adopted unanimously by the Township Board on April 12, 2016.

PAID

RECEIVED

Application # _____

MAY 20 2016

MAY 20 2016

NORTHFIELD TOWNSHIP TREASURER

NORTHFIELD TOWNSHIP

SITE PLAN REVIEW APPLICATION

PROJECT NAME: Living Water Lutheran Church Worship Center

PROJECT ADDRESS: 200 Barker Road, Whitmore Lake, MI 48189

Applicant Information:

Owner Information:

Name: Living Water Lutheran Church of Whitmore Lake

Name: Whitewood Enterprises, Inc.

Address: 9876 Main St., Whitmore Lake, MI 48189

Address: 3400 Apache Trail, Pinkney, MI 48169

Phone: 734-426-4006

Phone: 734-449-8617

Email: lmurdock@livingwatermi.org

Email:

If the applicant is not the property owner, then a statement from the owner **MUST** be attached authorizing the application.Proof of ownership **OR** Statement if applicant is not owner is attached. ☒

If applicant is not the owner, describe applicant's interest in the property

To purchase property to use as a church

PROPERTY DESCRIPTION

Legal Description: ☒ Attached ☐ On Site Plan

Parcel ID(s): B-02-06-105-025

Description of Proposed Use: Use as a worship center, Sunday School, Adult Bible Class, and Youth Bible Class
Sunday mornings. Office and meetings during business hours during the week.
Evening adult education, children and youth classes during the week.

Total Acreage of Site:

2.2 acres

Total Floor Area:

Existing: 7,031 sq. ft. (5,900 + 1,131)

Proposed: 7,161 sq. ft. (6,030 + 1,131)

Height of Structure(s) (in stories & feet):

1 story, 22 feet

Sanitary Facilities: ☒ Sewer ☐ SepticWater: ☐ Municipal ☒ Private Well

Zoning Classification(s):

☐ RC ☐ AR ☐ LR ☐ SR1 ☐ SR2 ☐ MR ☐ VC ☐ LC ☒ GC ☐ ES ☐ HC ☐ GI ☐ LI ☐ Other _____

SITE PLAN REVIEW OPTIONS

Administrative Site Plan Review:

- ☒ Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area
- ☒ Additional parking, loading / unloading spaces and landscape improvements

Site Plan Review:

- ☐ New Construction
- ☐ Building Addition

Development Plan Review:

- ☐ Planned Unit Development
- ☐ Planned Residential Development
- ☐ Site Condominium Plan

Amendment to Approved Site Plan or Development Plan:

- ☐ Site Plan
- ☐ Development Plan

Site or Development Plan Review in conjunction with: ☐ Rezoning Request ☐ Special Land Use Request

Application # _____

AUTHORIZED SIGNATURE

I hereby state that all of the above statements and all of the accompanying information are true and correct.

Applicant's Signature:  Date: 5/13/2016

FOR OFFICE USE ONLY

Application Received Date: _____

Planning Commission Received Date: _____

Planning Commission Action: ☐ Approved Date: _____ ☐ Denied Date: _____

Expiration Date: _____

Fee Received: ☐ Cash ☐ Check # _____

SITE PLAN

FOR

CHANGE OF USE

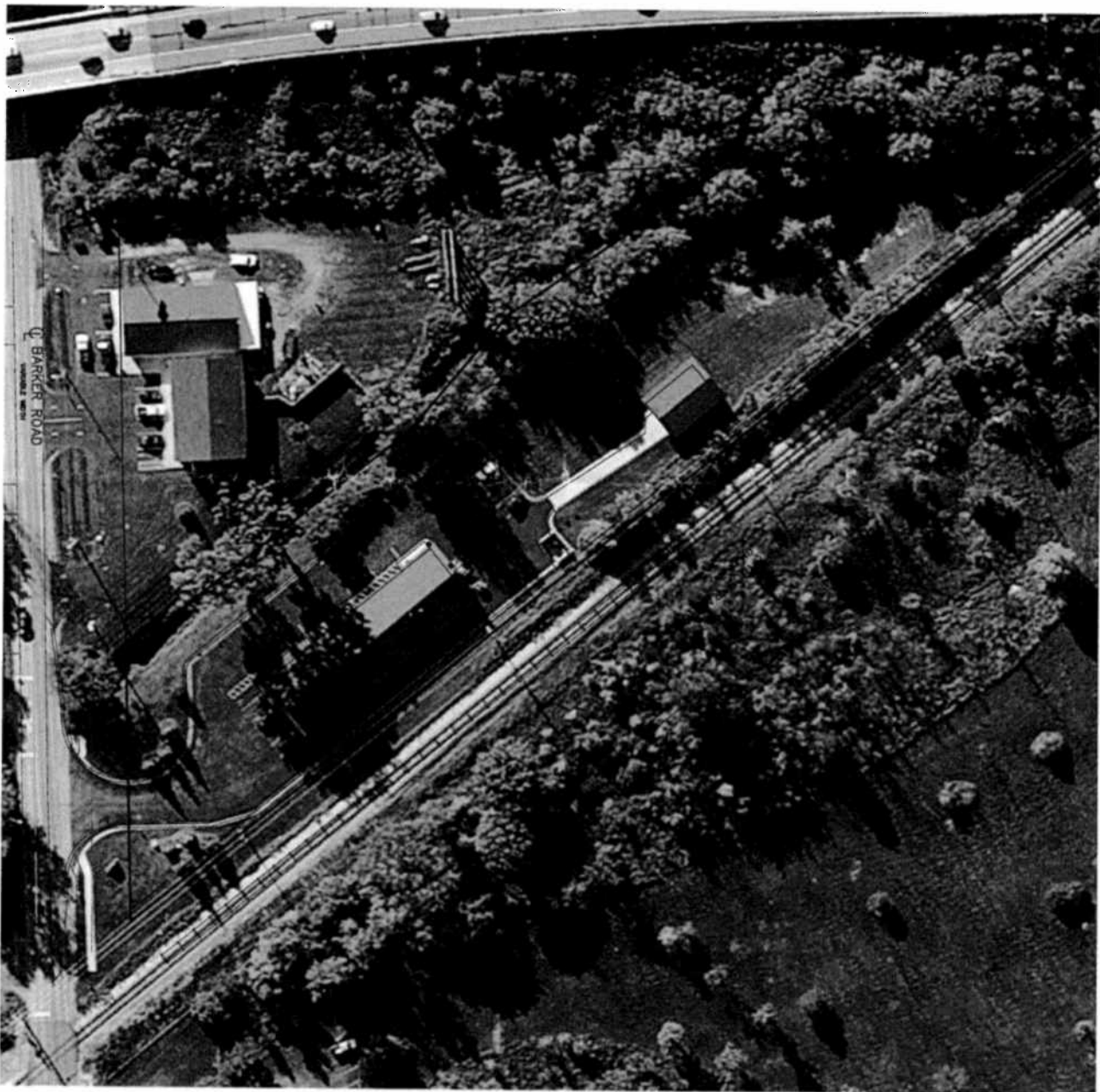
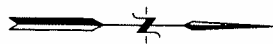
LIVING WATER LUTHERAN CHURCH
OF WHITMORE LAKE

200 BARKER ROAD, WHITMORE LAKE, MICHIGAN
A PART OF THE NORTHEAST 1/4 OF SECTION 6, T1S,R6E
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

RECEIVED

MAY 20 2016

NORTHFIELD TOWNSHIP



AERIAL PHOTOGRAPH

SCALE: 1in. = 50ft.

OWNER

LIVING WATER LUTHERAN CHURCH OF WHITMORE LAKE

2020 TIBBITTS COURT

ANN ARBOR, MICHIGAN 48195

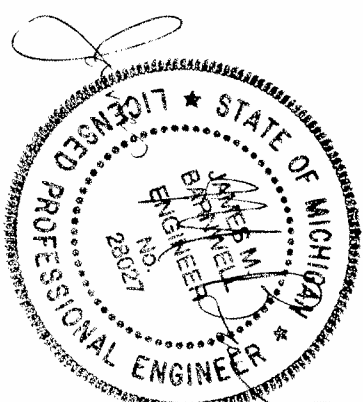
ENGINEERSURVEYOR

DESINE INC.

2183 PLESS DRIVE

BRIGHTON, MICHIGAN 48114

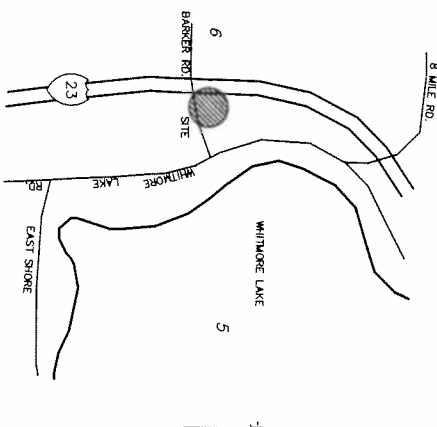
PHONE: (810) 227-9533



- SHEET INDEX
- EX EXISTING CONDITIONS & DEMOLITION PLAN
 - SP SITE PLAN FOR CHANGE OF USE
 - UT GRADING AND UTILITY PLAN
 - DT DETAILS

LOCATION MAP

NO SCALE



2.20 ACRE PARCEL

Commencing at the East 1/4 Corner of Section 6, T1S, R6E, Northfield Township, Washtenaw County, Michigan; thence S88°37'43"W 491.33 feet along the East-West 1/4 line of said Section 6, to the centerline of Barker Road; thence N35°56'47"W 75.70 feet along the southwestern right-of-way line of the Ann Arbor Railroad for a PLACE OF BEGINNING; thence S88°37'43"W 200.00 feet along the north right-of-way line of said Barker Road; thence N01°22'17"W 30.03 feet; thence the following 3 courses along the centerline of the Ann Arbor Railroad: N35°56'47"W 193.90 feet, N49°42'06"W 100.91 feet and N34°35'31"W 172.53 feet; thence S23°06'27"E easterly right-of-way line of the US-23 Expressway 230.67 feet along the arc of a 3669.72 foot radius non-tangential circular curve to the right; with a chord bearing N00°04'10"W 230.63 feet; thence S39°47'E 799.49 feet along the southwestern right-of-way line of said Ann Arbor Railroad to the Place of Beginning; being a part of the Northeast 1/4 of said Section 6, containing 2.20 acres of land, more or less, being subject to easements and restrictions of record if any.

TAX. ID. # 02-06-105-025

REVISED	SCALE: 1"=50'
	PROJECT No.: 132313
	DWG NAME: 2804-COV
	PRINT: MAY 18, 2016

DESINE INC.
(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

REVISION #	DATE	REVISION DESCRIPTION
DESIGN JMB		
DRAFT JMS		
CHECK JMB		

LIVING WATER CHURCH

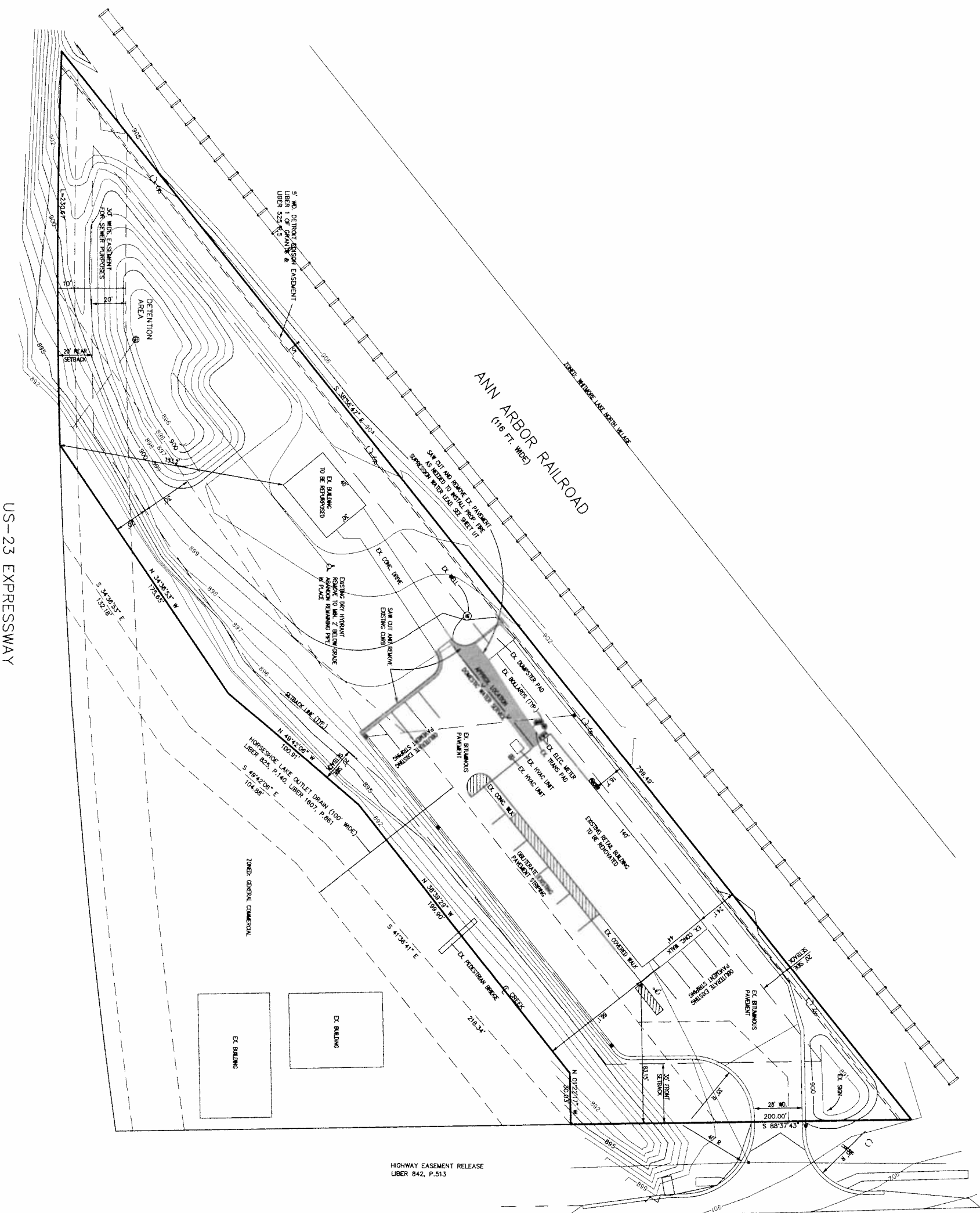
EXISTING CONDITIONS AND DEMOLITION PLAN

CLIENT:
LIVING WATER LUTHERAN CHURCH
C/O FRANK MURDOCK
2020 TIBBITTS COURT
ANN ARBOR, MICHIGAN 48105
734.477.7073

SCALE: 1in. = 30ft.
PROJECT NO.: 162854
DWG NAME: 2854 EX
ISSUED: MAY 18, 2016

BRIGHAM, MICHIGAN 48114

EX

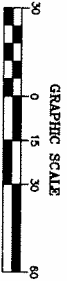
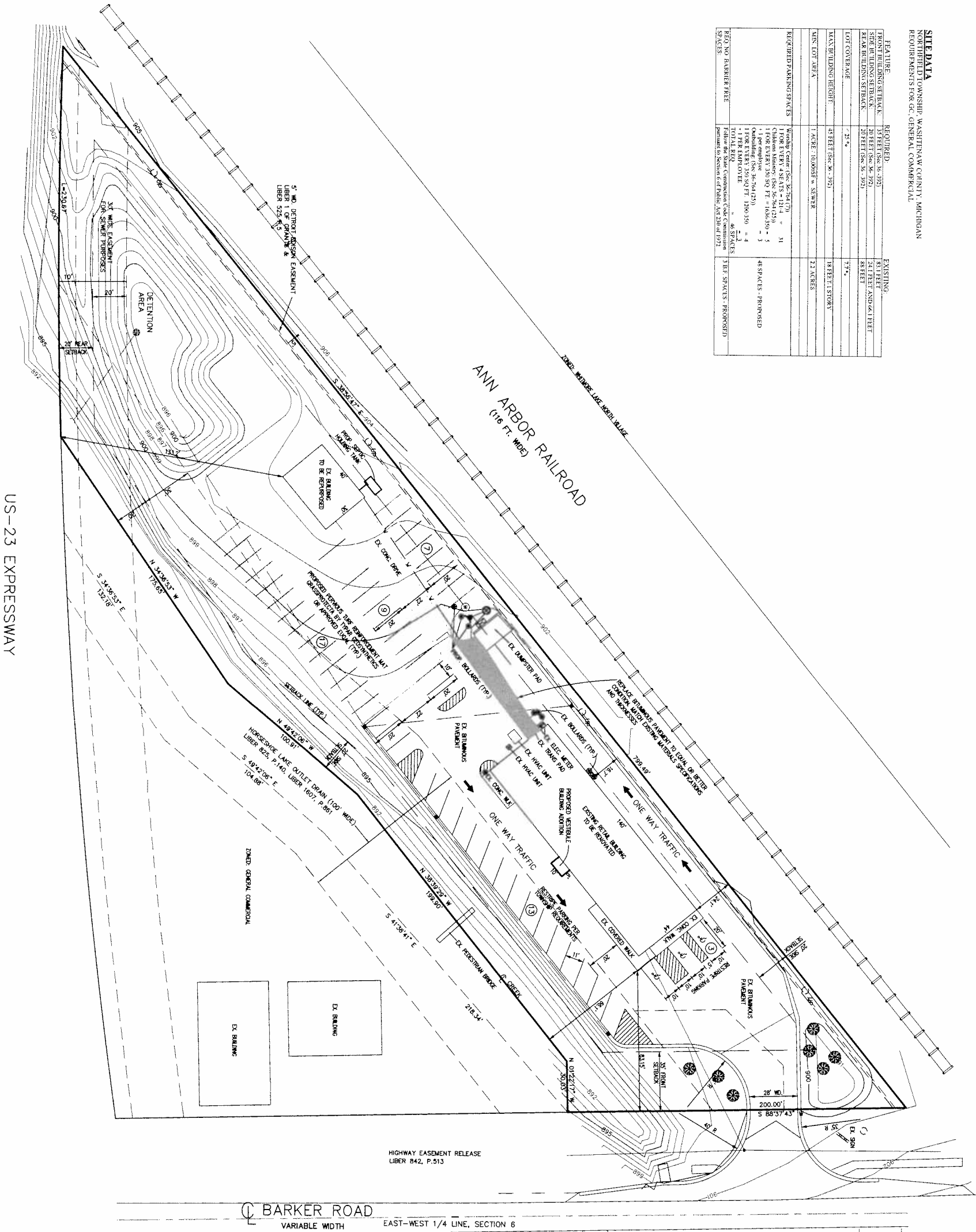


811
Know what's below.
Call before you dig.

BRIGHTLINE, INC.
(810) 277-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLEAS DRIVE
BRIGHTON, MICHIGAN 48114

SITE DATA
NORTHELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
REQUIREMENTS FOR GC, GENERAL COMMERCIAL

FEATURE	REQUIRED	EXISTING
FRONT BUILDING SETBACK	35 FEET (Sec. 36-392)	80 FEET
SIDE BUILDING SETBACK	20 FEET (Sec. 36-392)	24 FEET AND 60 FEET
REAR BUILDING SETBACK	20 FEET (Sec. 36-392)	88 FEET
LOT COVERAGE	25 %	77 %
MIN. BUILDING HEIGHT	45 FEET (Sec. 36-392)	18 FEET 1 STORY
MIN. LOT AREA	1 ACRE (100,000 SF) w. SEWER	2.1 ACRES
REQUIRED PARKING SPACES	Working Center (Sec. 36-394(7)) 1 FOR EVERY 4 SEATS = 31 Childcare (Sec. 36-394(25)) 1 FOR EVERY 20 SQ. FT. = 16,600/350 = 47 1 FOR EVERY 200 SQ. FT. = 120,000/350 = 344 TOTAL REQ. = 46 SPACES	46 SPACES - PROVIDED
REQ. NO. PARKING FREE SPACES	Follow the State Construction Code Commission Pursuant to Section 6 of Public Act 200 of 1973	3 FREE SPACES - PROVIDED



(IN FEET)
1 INCH = 30 FEET

- LEGEND
- x — FENCE LINE
 - u — UTILITY POLE
 - ou — OVERHEAD ELECTRIC
 - — EX. CONTOUR LINE
 - — BUILDING SETBACK
 - — EASEMENT LINE
 - — SANITARY MANHOLE
 - — AMERICAN MANHOLE
 - — DTE ENERGY MANHOLE
 - — SIGN
 - — STORM SEWER
 - — CATCHBASIN
 - — OUTLET CONTROL STRUCTURE
 - — FLARED END SECTION
 - — EX. HYDRANT
 - — EX. DOMESTIC WELL
 - — EX. WATER SERVICE
 - — PROPOSED FIRE SUPPRESSION WELL
 - — PROPOSED HYDRANT
 - — PROPOSED WATER SERVICE
 - — PROPOSED BOLLARD
 - — PROPOSED GRASS/PROTECTOR

DESIGN: JMB	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JMB			
CHECK: JMB			

LIVING WATER
CHURCH

SITE PLAN
for
CHANGE OF USE

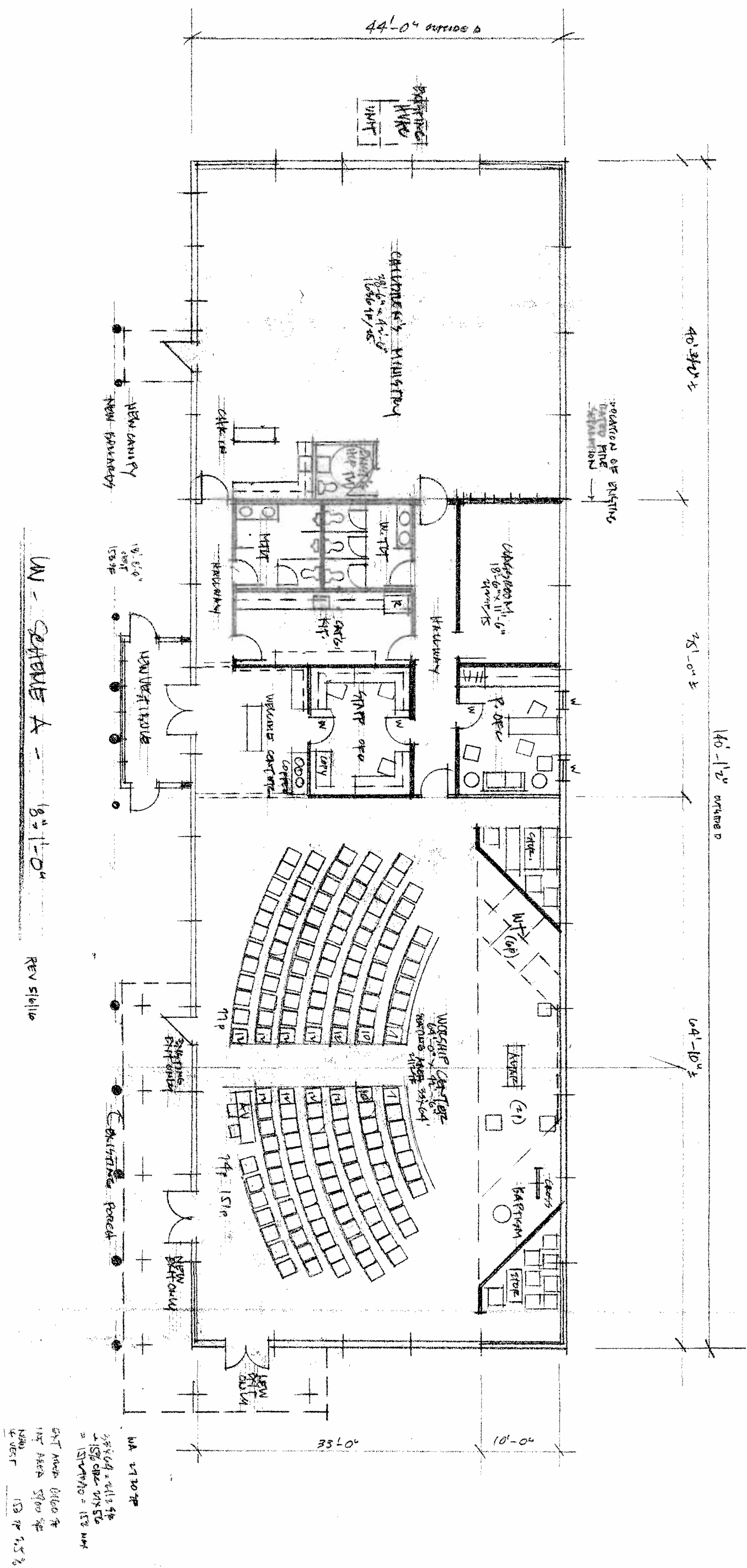
CLIENT:
LIVING WATER LUTHERAN CHURCH
C/O FRANK MURDOCK
2001 TIBBETTS COURT
ANN ARBOR, MICHIGAN 48105
734-477-7073

SCALE: 1/4" = 30'
PROJECT NO.: 162854
DWG NAME: 2854.SP
ISSUED: MAY 12, 2016

SP

811
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3 WORKING DAYS
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BRIGHTON, MICHIGAN 48114
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLEAS DRIVE



Expected Week in the Life of Living Water Lutheran Church of Whitmore Lake at 200 Barker Road

Sunday

- 8:30 a.m. Pastor and staff (up to 6 people) arrive, unlock church and prepare for Education Hour and Worship
- 9:00 a.m. Education Hour begins with approximately 20 adults in Pastor's Bible Class and up to 20 children in either Sunday School or in the Nursery during the same time.
- 10:15 a.m. Family Worship begins with up to 150 people (adults and children) worshipping together in the worship center. Nursery will contain two adults as staff and up to 10 babies and toddlers.
- 11:30 a.m. Worship ends, people remain for fellowship time.
- 12:00 p.m. Monthly Church Council Meeting in class room with up to 10 people attending.
- 1:00 p.m. Only Church Council Meeting in class room, rest of the people are gone from the building.
- 2:00 p.m. Church Council Meeting ends. Everyone leaves and church is locked.
- 6:30 p.m. Small Group Meeting with up to 15 people meeting in class room at church.
- 9:30 p.m. Everyone leaves and church is locked.

Monday

- 8:30 a.m. Pastor and staff (up to 2 people) arrive and unlock church.
- 9:00 a.m. Church visiting hours (up to 6 people in church at one time).
- 5:00 p.m. Pastor and staff (up to 6 people) leave and lock church.
- 7:00 p.m. Small Group Meeting (e.g. Elders meet monthly) with up to 15 people meeting in class room at church.
- 9:30 p.m. Everyone leaves and locks church.

Tuesday

- 8:30 a.m. Pastor and staff (up to 2 people) arrive and unlock church.
- 9:00 a.m. Church visiting hours (up to 6 people in church at one time).

Expected Week in the Life of Living Water Lutheran Church of Whitmore Lake at 200 Barker Road

- 5:00 p.m. Pastor and staff (up to 6 people) leave and lock church.
- 7:00 p.m. Small Group Meeting with up to 15 people meeting in class room at church.
- 9:30 p.m. Everyone leaves and locks church.

Wednesday

- 8:30 a.m. Pastor and staff (up to 2 people) arrive and unlock church.
- 9:00 a.m. Church visiting hours (up to 6 people in church at one time).
- Noon The Advent Wednesdays leading up to Christmas and Ash Wednesday and Lenten Wednesdays leading up to Easter, will hold mid-day worship services (expect up to 50 people) as an option for those who cannot make the evening services.
- 1:00 p.m. Worshipers leave, Pastor and staff with visitors meeting (up to 6 people total).
- 5:00 p.m. Pastor and staff (up to 6 people) leave and lock church.
- 7:00 p.m. Small Group Meeting with up to 15 people meeting in class room at church.
Thanksgiving Eve and the following Advent Wednesdays leading up to Christmas, will hold worship service (expect up to 75 people in worship).
- 8:30 p.m. Worshipers leave, Pastor and staff with visitors meeting (up to 6 people total).
- 9:30 p.m. Everyone leaves and locks church.

Thursday

- 8:30 a.m. Pastor and staff (up to 2 people) arrive and unlock church.
- 9:00 a.m. Church visiting hours (up to 6 people in church at one time). Once a month, Mothers of Preschoolers (MPOS) will meet (up to 15 mothers with their children) during the school Year (they do not meet during the summer months).
- Noon MOPS leave, Pastor and staff with visitors meeting (up to 6 people total).
- 5:00 p.m. Pastor and staff (up to 6 people) leave and lock church.
- 7:00 p.m. Small Group Meeting with up to 15 people meeting in class room at church. Maundy Thursday (before Easter), services will be held in the homes and not at the church)
- 9:30 p.m. Everyone leaves and locks church.

Expected Week in the Life of Living Water Lutheran Church of Whitmore Lake at 200 Barker Road

Friday

- 8:30 a.m. Pastor and staff (up to 2 people) arrive and unlock church.
- 9:00 a.m. Church visiting hours (up to 6 people in church at one time).
- Noon Good Friday (before Easter) will hold mid-day worship service (expect up to 50 people) as an option for those who cannot make the evening service.
- 1:00 p.m. Worshipers leave, Pastor and staff with visitors meeting (up to 6 people total).
- 5:00 p.m. Pastor and staff (up to 6 people) leave and lock church.
- 7:00 p.m. Small Group Meeting with up to 15 people meeting in class room at church. Good Friday worship service held the Friday before Easter (up to 75 people expected).
- 9:30 p.m. Everyone leaves and locks church.

Saturday

- 8:30 a.m. Pastor and staff (up to 2 people) arrive and unlock church.
- 9:00 a.m. Beginning in March 2017, twice a month will hold temporary clinic for expectant mothers and mothers with infants under a year old. Will schedule no more than 5 mothers an hour with 10 healthcare workers and volunteers assisting (up to 25 people with children). Luke 52 Clinic be responsible for all medical waste generated with proper disposal off the premises.
- Noon Expect one or two weddings a year with up to 150 people attending in the afternoon.
- 5:00 p.m. Pastor and staff (up to 6 people) leave and lock church.
- 7:00 p.m. Christmas Eve service (2016), expect up to 150 people in worship including Nursery.
- 9:30 p.m. Everyone leaves and locks church.

June 8, 2016

Northfield Township
Building & Zoning Department
8350 Main Street, Suite A
Whitmore Lake, Michigan 48189

Regarding: Living Water Church
Site Plan Review #1
OHM Job Number: 0151-16-1031
Conditional Use Review #1
OHM Job Number: 0151-16-1037

We have reviewed the site plan material, received by this office on May 23, 2016 for the above-referenced project based on the Township's Engineering Standards. Plans were prepared by Desine Inc. with a date of May 18, 2016. The applicant is requesting Conditional Use and Site Plan approval for the existing general commercial site. A general summary of the site, followed by our review comments and recommendations is noted below.

General

The existing site is located on parcel #B-02-06-105-025 with address 200 Barker Road. The site is currently zoned as GC, General Commercial. The applicant is proposing to convert the existing building into a worship center and an auxiliary storage structure into a youth center. The applicant also proposes a vestibule addition to the existing building along with additional parking area.

Utilities

Water service for the existing site is supplied by a private on-site well. Existing sanitary sewer service is provided by a connection to the public sewer along Barker Road. The Applicant is proposing to install an additional well to provide fire suppression service. The existing auxiliary structure, which is planned to be repurposed as a youth center, also includes the addition of new water and sewer services. Water for the youth center is proposed to be connected to the existing domestic well and a septic holding tank is proposed for sanitary sewer. The property has an existing connection to the Township's public sanitary sewer. In this case a septic tank is not permissible by Township ordinance or by the Washtenaw County Department of Public Health.

Because of the change in building use, the number of Residential Equivalent Units (REUs) for the property will need to be assessed based on the proposed use of the site. We have reviewed the proposed building use and site plan with the Township Sewer System Superintendent in order to calculate an appropriate REU assignment. According to the Township Utilities Ordinance, churches are assigned a unit factor of 0.25 REU per 1,000 square feet. Based on the unit factor and square footage of the building a total of 1.5 REUs will need to be assigned to this site. It should be noted that if the youth center building is also proposed to be connected to the public sanitary sewer system, the REU assignment would need to be revised to account for that additional building area.

Paving/Access/Grading

Access to the site is provided from Barker Road by way of an existing asphalt drive. The existing site has fifteen (15) parking spaces provided. Additional parking is proposed north of the existing parking lot in the grass area by installing permeable, reinforced matting. The Township Ordinance for off-street parking states that “all parking areas shall be paved with a concrete or asphaltic surface” [Sec. 36-762 (b)(3)].

The existing aisle on the north side of the site has a width of 16.7 feet. Emergency vehicle circulation does not appear to be adequate for a WB-50 truck or a fire apparatus due to potential obstructions from parked vehicles in the proposed parking locations. Dedicated fire lane signage shall be provided. Proposed site access for emergency vehicle circulation and maneuverability will be evaluated by the Northfield Township Fire Department.

Existing and proposed grades are shown via contours. The parking lot has some spot grades, but more are necessary to ensure drainage patterns are correct and ADA compliance is met for the designated barrier-free parking spaces.

Drainage

The existing conditions appear to convey storm water runoff from the parking lot entering three (3) catch basins on the outside curb line of the parking lot that flow into an existing detention pond in the southwest corner of the property. Storm water is detained and then discharged into the Horseshoe Lake Outlet (County) Drain. In general, the drainage properties of the proposed site are the same as the existing site. We note that the requirement for paving the additional proposed parking area will increase the impervious area of the site and will require evaluation of the storm water management system (storm sewer and detention pond). Any necessary modifications to the existing detention pond to accommodate the additional impervious surface stormwater flow must comply with the Rules and Guidelines of the Washtenaw County Water Resources Commissioner (WCWRC) and may require a permit from the WCWRC.

Permits and Other Agency Approvals

Copies of all permits and/or letters of waiver, obtained to date, shall be forwarded to this office. The current status of all necessary permits should be included on the cover sheet. We note that this project will require the following permits:

- Washtenaw County Water Resources Commissioner for soil erosion and sedimentation control, work within the county drain easement, and any modification to the detention pond discharge into the Horseshoe Lake Outlet Drain
- Northfield Township Fire Department approval for emergency vehicle access and maneuverability.
- Northfield Township Building Department.

Conclusion and Recommendations

As submitted, the Conditional Use application appears to be in substantial compliance with the Township requirements and we recommend the Planning Commission consider approval, conditional on the site plan being approved.

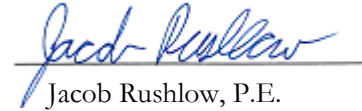
As submitted, the Site Plan does not appear to be in substantial compliance with the Northfield Township Site Plan requirements. We recommend that these comments be addressed prior to consideration of the Site Plan for approval by the Planning Commission. Please note that additional comments may be generated on future reviews based upon revised material being presented.

1. If sewer service is desired for the proposed youth center it must be connected to the public sanitary sewer system and REU assignments revised accordingly.
2. The proposed parking lot addition shall be paved with concrete or asphalt per the Township Ordinance.
3. Fire lanes shall be designated by signs and/or pavement markings.
4. Additional spot grades shall be provided for the parking lot to ensure drainage patterns are correct and ADA compliance is met for handicap parking spaces.
5. Any necessary detention pond modifications shall be shown on the plans with preliminary calculations for the detention pond design.
6. The plans shall include a landscape plan showing size, location, and type of all plant materials.
7. Soil erosion and sedimentation control measures shall be shown on the plans.
8. The plans shall include delineation of the 100-year floodplain. If no floodplain exists, a note shall indicate so.

If you have any questions regarding this review or any of the comments presented, feel free to contact us at (734) 522-6711 or jacob.rushlow@ohm-advisors.com.

Sincerely,

OHM ADVISORS



Jacob Rushlow, P.E.
Township Engineer

cc: Howard Fink, Township Manager (via e-mail)
Tim Hardesty, Northfield Township (via e-mail)
William Wagner, Public Safety Director (via e-mail)
Kurt Weiland, Building/Zoning Official (via e-mail)
Ken Dignan, Planning Commission Chair (via e-mail)
Sally Hodges, AICP, McKenna Associates (via e-mail)
Frank Murdock, President, Living Water (via e-mail)
File

June 8, 2016

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189-0576

Subject: Conditional Use Review #1; Living Water Church /200 Barker Road; Application received by Township on 5/13/2016.

Dear Commissioners:

We have reviewed the proposed application for conditional use approval submitted by Living Water Church for a new church to be located in an existing building at 200 Barker Road. The site is 2.2 acres and zoned GC (General Commercial) District. The existing 6,160 sq. ft. building on the site is the former Lakeside Saddlery. The plan proposes to add a small 6'x10' vestibule on the west side entrance to the building. Our review of the site plan is under separate cover.

CONDITIONAL USE COMMENTS

Conditional use approval of a church, synagogue, cathedral, mosque, temple or other building used for public worship is subject to the general discretionary standards in Section 36-838 applicable to all conditional uses. Our comments are provided below:



A. Section 36-838. General Conditional Use Approval Requirements. For conditional use approval to be granted, the Planning Commission and Township Board must find that the proposed use satisfies the following general criteria:

- 1. Will be harmonious with and in accordance with the general objectives, intent and purpose of this chapter.** The applicant's application includes a description of how the proposed use complies with the Ordinance criteria. Further, a typical weekly schedule of events has been submitted to give a better understanding of the number of people present on the site at any one time, the potential traffic, and the related impacts the use could have on the surrounding area. As expected, the times of heaviest traffic will be before and after religious services, generally at times of lower traffic on the abutting public road. The stated purpose of the GC zoning district is for general retail, service and repair business activities that serve the entire township and surrounding area, and which utilize major roads. Reuse of this site and building for a church, while not a business use, would be

consistent with the separation of more intense from less intense uses because of the site's location between the freeway and the railroad tracks at an entrance to the downtown. The use description indicates the outbuilding, labelled "to be repurposed", is proposed as a future youth center, anticipated in about 2 years.

2. ***Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.*** The existing building is attractive and will not detract from the intended character of the general area. Photos of all 4 building elevations and the elevation plans for the vestibule must be provided and will be reviewed to be sure they are appropriate in appearance during site plan review.

The Zoning Ordinance requires paved parking in all districts except, under specific circumstances, in the AR, Agricultural District. The existing lot and drives are paved but additional parking spaces are required for the church use. Although the plan proposes using a "green" material to reinforce the existing lawn for unpaved vehicle parking in the rear of the parcel and allow stormwater infiltration, the functioning of such material is dependent upon soils and construction techniques and the Zoning Ordinance does not permit commercial lots to be unpaved. The plan will have to be revised prior to site plan approval to add sufficient paved parking.

3. ***Will be compatible with the natural environment and existing and future uses in the vicinity.*** The site is bordered by railroad tracks to the east, and US-23 to the northwest. To the south and west are commercial uses with some residential interspersed. Reuse of the existing building is compatible with the natural environment, and as proposed will have no greater impacts of the existing and future uses than are present currently. Churches are traditionally found in many different zoning districts, including residential and commercial. The proposed church will be compatible with the uses in the vicinity.
4. ***Will be compatible with the Township land use development plan.*** The site and vicinity are master planned VC, Village Center, a district that promotes mixed uses with a village scale and character. Community support facilities, such as churches, are a compatible use in and area planned for Village Center. Although the site is zoned GC, General Commercial (not a Village Center district), the proposed use is compatible with the Township's land use development plan.
5. ***Will be or can be served adequately by essential public facilities and services.*** Access is to Barker Road, a paved rural major collector road. Collector roads are intended to funnel traffic to arterial roads, like US-23. Access to southbound US-23 is available just west of the site; northbound US-23 traffic can exit at Barker Road and access the site from the freeway. The site is served by public facilities and has access to emergency services. Details of utility access will be addressed by the Township engineer during site plan review.
6. ***Will not be hazardous or disturbing to existing or future neighboring uses.*** As noted above, the proposed church is in a commercial zoning district and separated from concentrations of residential use by the railroad, freeway and distance. It is adjacent to commercial uses. Although the church use will increase weekend traffic to the site, the road infrastructure should be adequate to handle the traffic peaks with little disturbance to the area.

7. Will not create excessive additional requirements at public cost for public facilities and services.

The proposed use should not create excessive additional requirements at public cost for public facilities and services. The building will be renovated and will have to meet all building codes for the assembly use.

RECOMMENDATION

We recommend that the Planning Commission recommend that the Township Board grant approval of the conditional use application from Living Water Church for the proposed church at 200 Barker Road, subject to site plan approval.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP
Senior Vice President



Michael Deem
Senior Planner

cc: Howard Fink, Northfield Township Manager, 8350 Main St., Whitmore Lake, MI 48189
Jacob Rushlow, OHM Advisors, 34000 Plymouth Road, Livonia, MI 48150
Frank Murdock, President, Living Water Church, 9876 Main St., Whitmore Lake, MI 48189

June 8, 2016

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189-0576

Subject: Site Plan Review #1; Living Water Church /200 Barker Road; Application received by Township on 5/13/2016.

Dear Commissioners:

We have reviewed the above referenced application for site plan approval submitted by Living Water Church, to modify an existing 6,160 sq. ft. commercial building as a new church. The site at 200 Barker Road, is 2.2 acres in area and is zoned GC (General Commercial) District. The plan proposes to add a small 6'x10' vestibule at the west side entrance to the building. Our review of the conditional use application is under separate cover.

COMMENTS

Our comments that follow are based upon the requirements of the Northfield Township Zoning Ordinance, observation of the site and principles of good planning.



- 1. Use.** The GC, General Commercial District is intended for general retail, service, and repair business activities. A church may be allowed in the GC district as a conditional use. The church's use description includes a children's nursery and youth ministry spaces. These uses are customarily accessory to a church use; in the case of the nursery, these would be children of families attending worship services, and in the case of the youth ministry, the activities would not overlap with times of worship. Our review of the associated conditional use application is under separate cover.
- 2. Dimensional Requirements.** The minimum lot area in the GC district is one acre, and the site is 2.2 acres. The existing building meets or exceeds the minimum required setbacks and is less than the maximum permitted height. The north arrow on the plans must be corrected to point north.
- 3. Access and Circulation.** The site's driveway is on Barker Road. The proposed site circulation is one way around the building, the same as it is now on the site, with ingress along the east side of the building and egress from the west side.

4. Parking.

- a. As described above, we believe the nursery and youth ministry will not generate more cars than will be present during maximum capacity of the worship center. Thus, for purposes of calculating parking requirements, it is reasonable to use the maximum seating of the worship center as the cap, plus one space for each nursery employee. The parking calculations on Sheet SP should be corrected to match the following:

USE	ORDINANCE STANDARD	# PARKING SPACES REQUIRED	# PARKING SPACES PROVIDED
Churches, auditoriums, stadiums, sports arenas, theaters, dancehalls other than schools	One space for each four seats	151 seats/4 = 38 spaces	
	One space for each employee (nursery, youth ministry)	3 employees x 1 = 3 spaces	
	Total	41 spaces	48 spaces

- b. The site plan proposes 7 spaces more than the minimum required. 23 of the parking spaces are located on paved asphalt or concrete surface, as required by Section 36-762(b)(3). In lieu of paving any additional parking lot, the plan proposes a green, pervious turf material surface for the remaining 25 spaces. According to the specifications submitted, that material allows rainwater to naturally penetrate the ground and reduce the need for storm water detention. However, the Zoning Ordinance does not permit this type of material as a parking lot surface. The plan should be revised so that the required parking is all paved. Also, if paving were provided, the parking lot could be laid out more efficiently, so the amount of pavement required would not need to be as large as the turf area shown.
- c. The Ordinance does provide that off-street parking spaces required for churches may be reduced by 50% where churches are located in nonresidential districts and within 300 feet of existing usable public or private off-street spaces where permission is granted. In this case, although the site is located in a nonresidential district, access to additional parking is very limited and likely not a practical solution.
- d. Under Section 36-762(b)(1), off-street parking spaces and all driveways must be setback a minimum of ten feet to any lot line, unless a wall, screen, or compact planting strip is provided as a parking barrier along that lot line. The seven new parking spaces along the east lot line are setback approximately eight feet, thus the parking layout should be revised to either meet the required ten-foot setback, or provide a hedge or other screening.
- e. The depth of the angle parking spaces must be dimensioned on the site plan to confirm that they are large enough; the aisle in this location may be reduced to 18 feet wide.
5. **Outdoor Equipment and Screening.** The existing mechanical equipment is located behind the main building and is not visible from the road. The dumpster must be screened in an enclosure that

conforms to [Section 36-701(3)], and details of that enclosure (color, height, materials) must be included on the plan.

6. **Stormwater Management.** The site's existing detention area is at the rear of the parcel. Paving the parking lot as discussed above, will likely require changes to the stormwater facilities. This aspect is subject to the review of the Township engineer.
7. **Landscaping.** The Zoning Ordinance requires 1 canopy tree per 8 parking spaces. There are 48 proposed parking spaces, requiring 6 canopy trees. The existing site has 7 trees, mostly evergreen at the Barker Road entrance. and there are several mature trees along the County drain that parallels the west side of the parking lot that provide greenery and shade for the paved area. We recommend that the applicant create a new landscape island in the triangle where the angle parking transitions to 90-degree parking and plant a canopy tree there, and incorporate several new canopy trees into the new part of the parking lot. A plant list with number, variety and size of trees and shrubs at planting must be added, along with a maintenance plan specifying that dead or diseased trees will be replaced within 6 months or the next appropriate growing season, whichever comes first.
8. **Lighting.** The plan does not show any new lighting. The locations, type, height of mounting and cut sheets of any new lights must be submitted with the plan.
9. **Building Facades/Floor Plans.** Few changes are proposed to the exterior of the building. Photos of all four building elevations and the elevation plans for the vestibule (identifying the dimensions, façade materials and colors) must be submitted for review. The application narrative states that the outbuilding will be converted into a youth center in a second phase within the next two years. In order to be approved now, a floor plan and elevations of that structure must be submitted, along with all required engineering information. If the plan labels it as a future phase, the details could be approved administratively in the future; in that case, the outbuilding's intended immediate use should be identified on the plan, the future phase described, and the holding tank removed from the site plan.
10. **Signs.** No new signs are proposed on the plan. There is an existing wall sign on the front of the building and a small freestanding sign in the Barker Road right-of-way.

RECOMMENDATION

AS discussed above, there are several items of information and changes that need to be made to the site plan in order to comply with the Zoning Ordinance and considerations for conditional use approval. Therefore, we recommend that, prior to granting site plan approval, the Planning Commission direct the applicant to revise and resubmit the site plan to address the following:

1. Correct the north arrow on all plan sheets;
2. Correct the parking calculations on sheet SP consistent with Comment 4.a. above;
3. Provide pavement for all parking, consistent with Comment 4.b. above;
4. Setback all new parking spaces at least 10 feet from the lot lines, or provide a hedge or other screening;
5. Dimension the depth of the angle parking spaces on the plan;
6. Enclose the dumpster and provide enclosure details consistent with Comment 5. above;

7. Provide the parking lot canopy trees as described in Comment 7. on the parking lot landscape plan, and add a plant list with number, variety and size of trees and shrubs at planting, along with a maintenance plan specifying that dead or diseased trees will be replaced within 6 months or the next appropriate growing season, whichever comes first;
8. The location, type, height of mounting and cut sheets of any new lights must be submitted and be concealed source, downward focused fixtures;
9. Photos of all four building elevations and the elevation plans for the vestibule (identifying the dimensions, façade materials and colors) must be submitted;
10. Provide information and address the future conversion of the outbuilding as described in Comment 9. above;
11. Approval of the Township engineer and approval of all agencies with jurisdiction; and
12. Subject to conditional use approval.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP
Senior Vice President



Michael Deem
Senior Planner

cc: Howard Fink, Northfield Township Manager, 8350 Main St., Whitmore Lake, MI 48189
Jacob Rushlow, OHM Advisors, 34000 Plymouth Road, Livonia, MI 48150
Frank Murdock, President, Living Water Church, 9876 Main St., Whitmore Lake, MI 48189

(ATTACHMENT 2)

JONATHAN R. CRANE P.C.
ATTORNEYS & COUNSELORS
1126 N. MAIN ST.
ROCHESTER, MI 48307

JONATHAN R. CRANE
BENJAMIN S. HERRICK

TELEPHONE: (248) 650-8000
FACSIMILE: (248) 650-9239
EMAIL: JRCPC@SBCGLOBAL.NET

June 6, 2016

Sally Hodges
McKenna and Associates
235 E. Main Street
Northville, MI 48167

Via Email: shodges@mcha.com

Re: Verizon Wireless #144 – N. Territorial & Spencer (Fire Station)
Our File No. JC3666-13

Dear Ms. Hodges:

Enclosed pursuant to your request are electronic copies of:

- RJP Letter addressing concerns of coverage, adjacent sites and other matters
- VZW Existing Condition Coverage Map
- VZW Coverage Map with Collocation on Cross Roads Tower
- VZW Coverage Map with AT&T
- VZW Coverage Map with Proposed N. Territorial & Spencer Site
- Wetlands Map of Area
- Revised Site Plan with Sheets 1-5 (Sheet 5 is extensive Fire Station planting)

We trust that this additional information further assists you in this most interesting project.

Very truly yours,

JONATHAN R. CRANE P.C.



Jonathan R. Crane P.E., PCP, J.D.

Attachments

cc: Robert Przybylo (w/attach; via electronic only)

RJP CONSULTING

June 1, 2016

Planning Commission
Northfield Township
8350 North Main Street
Whitmore Lake, MI 48189

RE: Verizon Wireless Additional Justification for Tower with additional Propagation Maps

To Whom It May Concern:

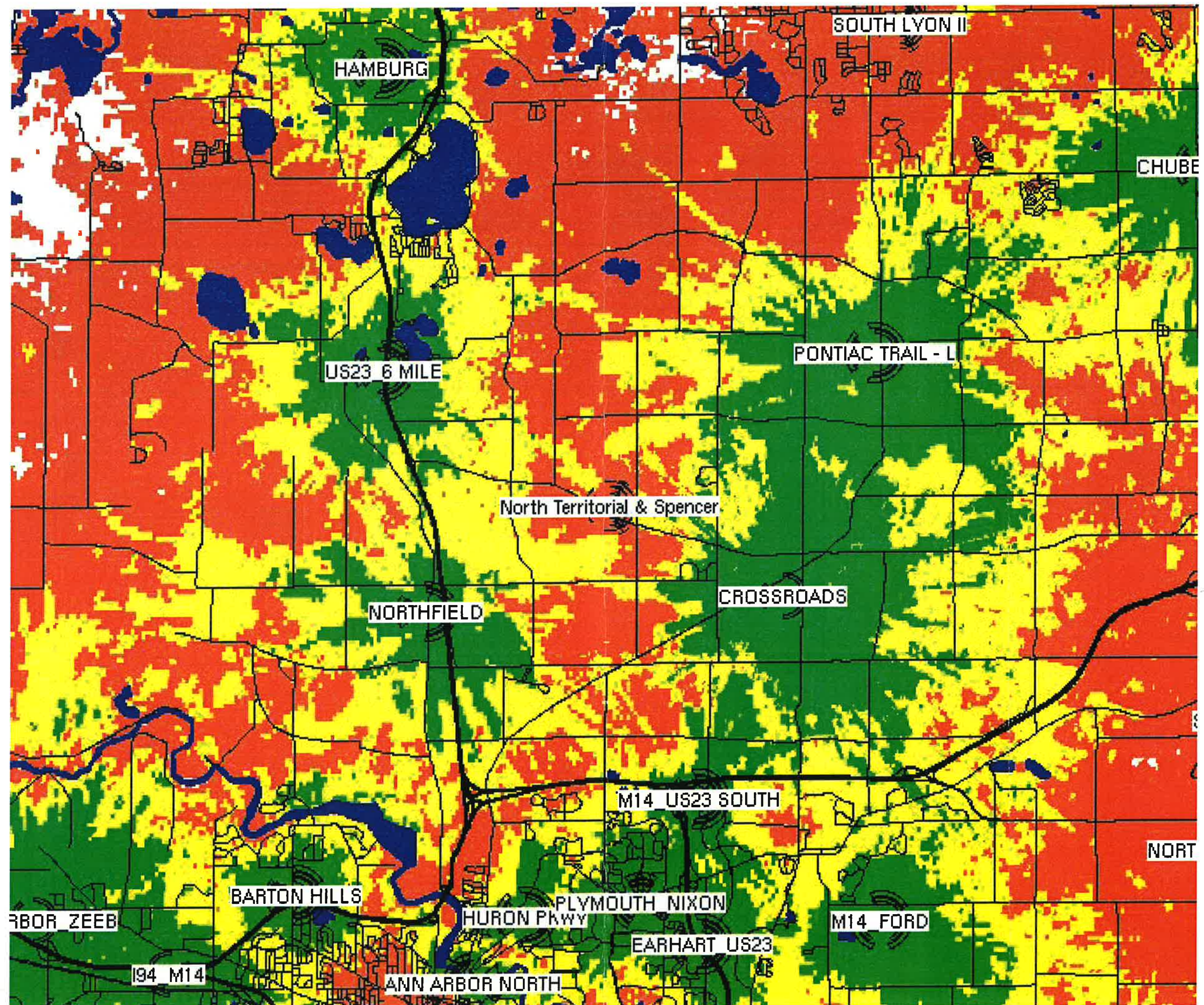
1. Clarify 2016 New Build Site in Northfield Township: This site is called VzW 1096 Crossroads and is a collocation on an existing Washtenaw County 195' Self Support tower. It is currently under construction.
2. Does additional height from 120' to 150' change the needs of future sites in the township? The answer is no. The increased height provides better coverage but not enough to offset any proposed future sites. The primary purpose of the additional height is to provide the township and other carriers the ability to collocate on the tower at a useful height. At 120', the tower would be the minimum height necessary for Verizon Wireless but would not be theoretically tall enough to provide adequate collocation to other carriers.
3. Justification for height increase from 120' to 150': The primary purpose of the additional height is to provide the township and other carriers the ability to collocate on the tower at a useful height. At 120', the tower would be the minimum height necessary for Verizon Wireless but would not be theoretically tall enough to provide adequate collocation to other carriers.
4. Additional propagation maps to show ATT and ATC towers less than two miles away cannot be used: As you can see from the revised propagation maps attached, The ATC tower (190' monopole with 180' available) is to far south and west to provide coverage and meet our network objectives of improving service along North Territorial Road and the surrounding area. 180' was used as the antenna mount height. The ATT tower is too far south to meet the same coverage and network objectives. The 350' self-support tower has a 300' rad center available and that is what we used for this analysis. Using this tower would barely improve coverage along North Territorial Road (it would be spotty at best) and provide no improvement for any area north of North Territorial.

Please call me at (248) 613-4399 if you have any questions.

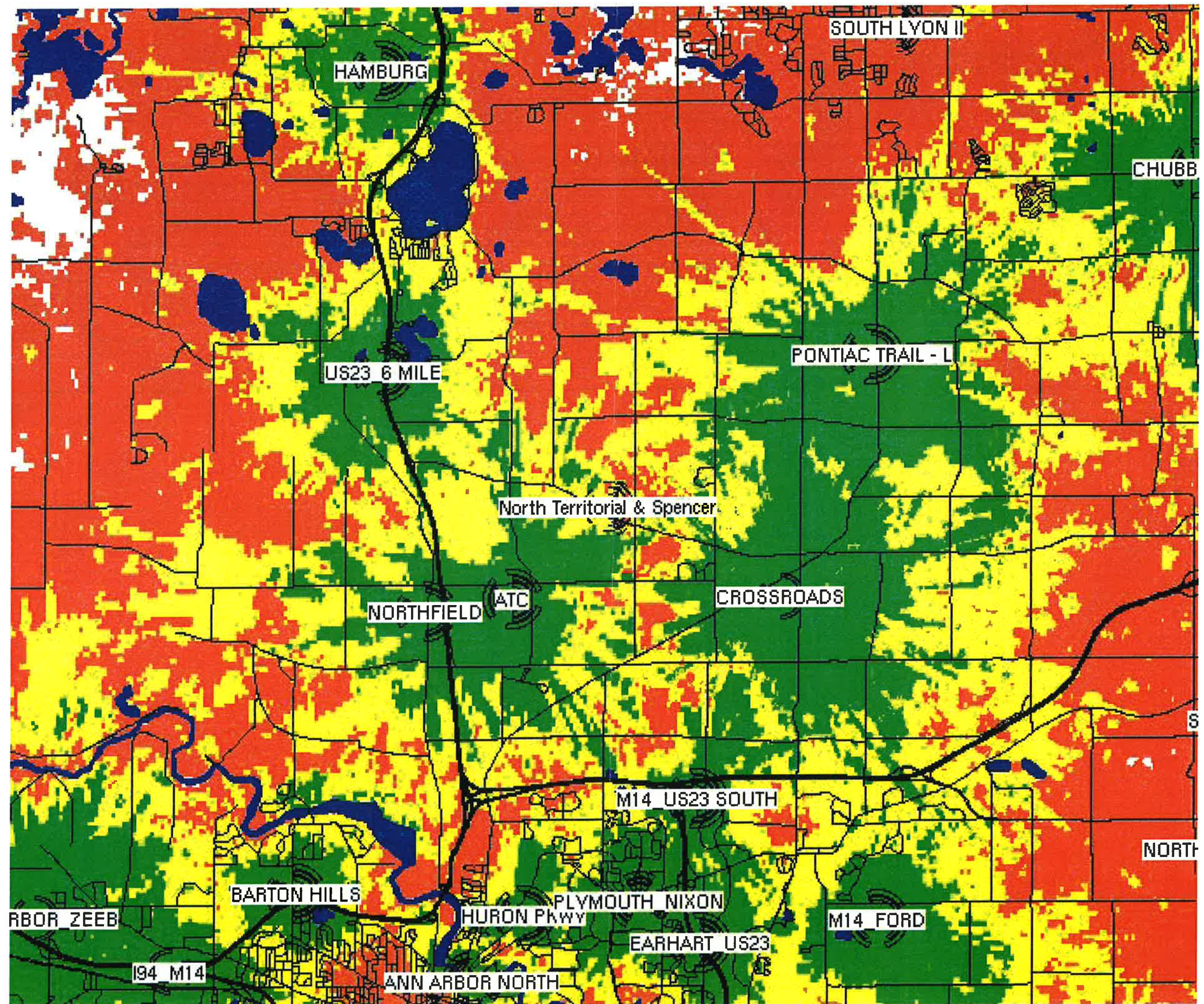
Sincerely,



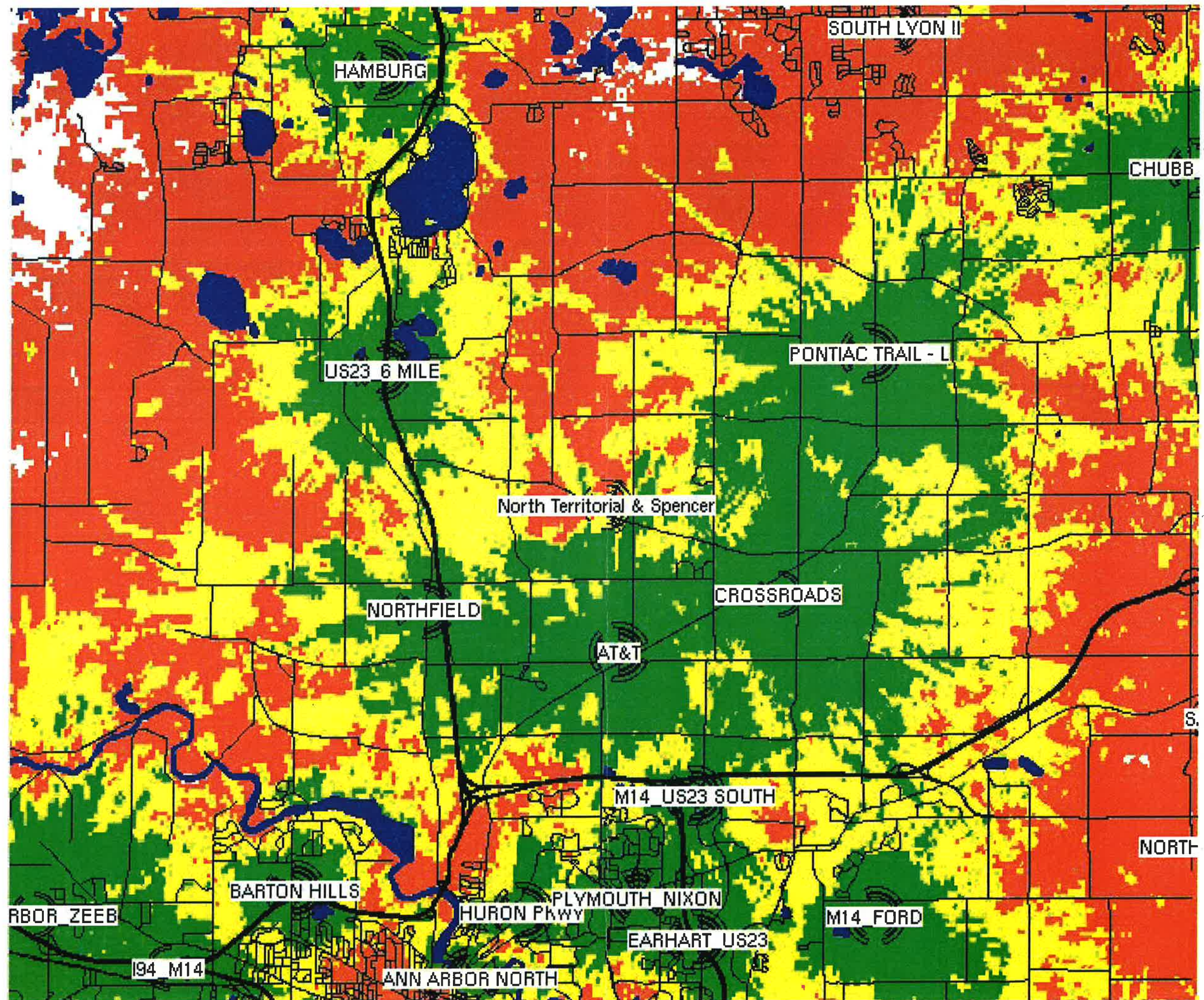
Bob Przybylo
RJP Consulting, Inc. o/b/o Verizon Wireless



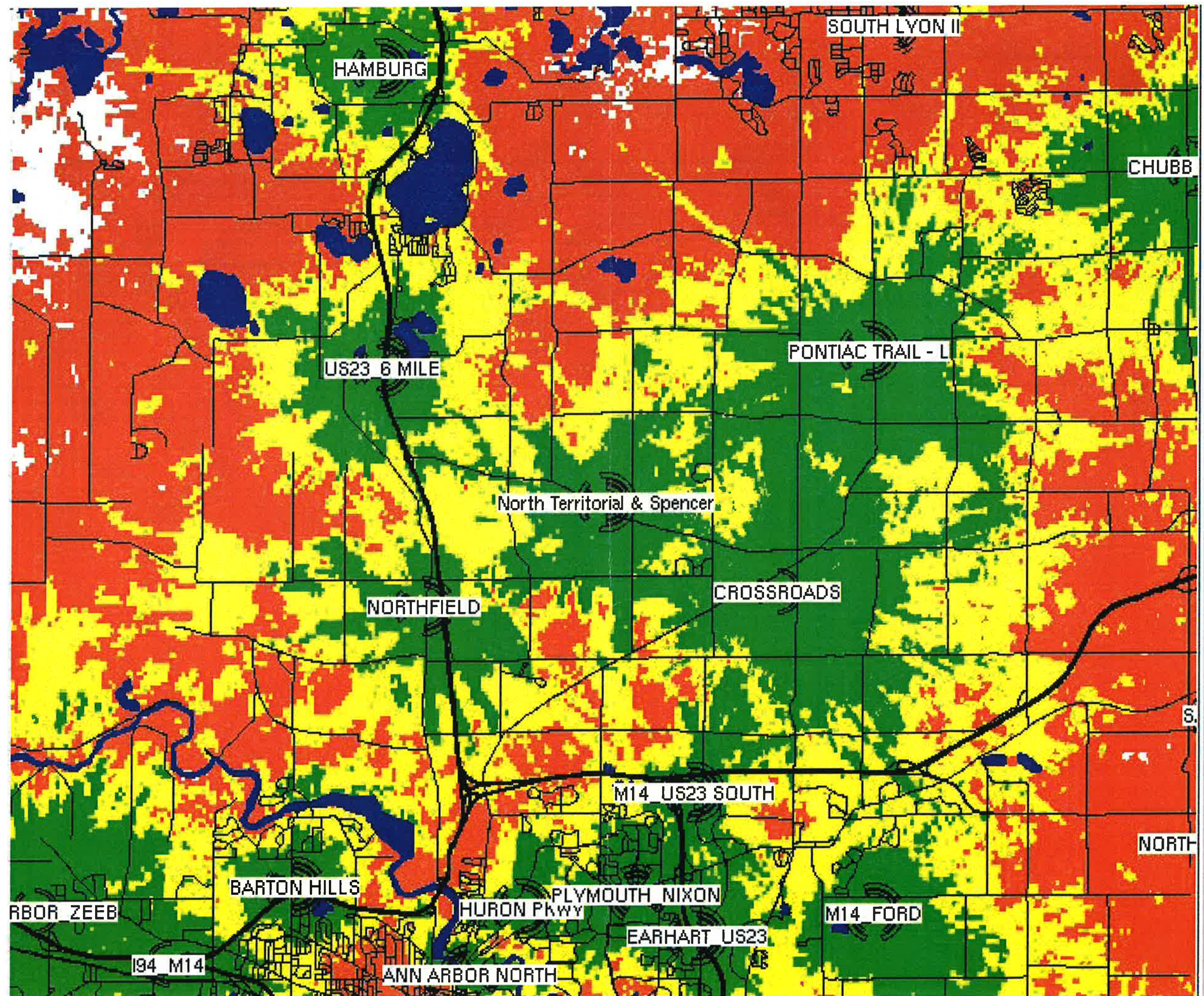
①
Existing Conditions
with CrossRoads
New Build



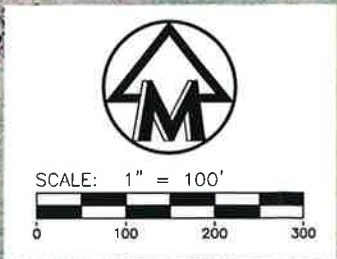
② Existing Conditions
with Crossroads Tower
- Locating On Existing
ATC Tower - Provides
Additional Coverage
Too Close to "Northside
Site"



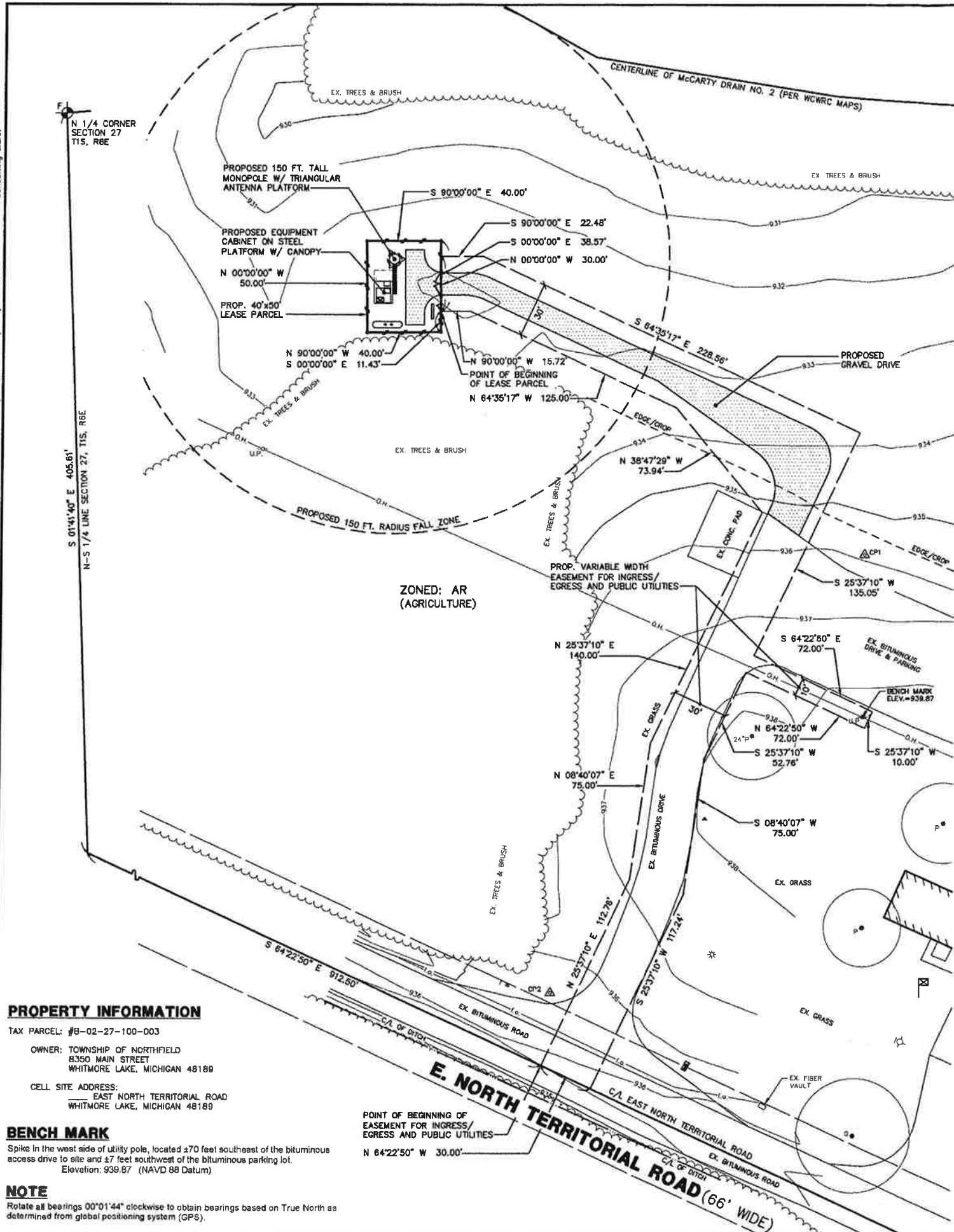
③ Existing Conditions
with Cross Roads Tower
- locating on AT&T site
Leaves Poor Coverage
North of US Territorial
Too Close To Cross Roads
and Northfield sites



- Proposed Coverage with N Territorial And Spencer Site
- Central location between 4 existing sites



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PROPERTY INFORMATION

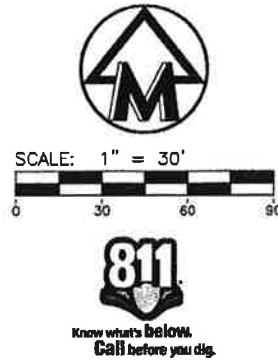
TAX PARCEL: #B-02-27-100-003
OWNER: TOWNSHIP OF NORTHFIELD
8350 MAIN STREET
WHITMORE LAKE, MICHIGAN 48189
CELL SITE ADDRESS:
EAST NORTH TERRITORIAL ROAD
WHITMORE LAKE, MICHIGAN 48189

BENCH MARK

Spike in the west side of utility pole, located ±70 feet southeast of the bituminous access drive to site and ±7 feet southwest of the bituminous parking lot.
Elevation: 939.87 (NAVD 88 Datum)

NOTE

Rotate all bearings 00°01'44" clockwise to obtain bearings based on True North as determined from global positioning system (GPS).



LEGEND

- 939 EXIST. CONTOUR
- 939 PROP. CONTOUR
- 939.5 EXIST. SPOT ELEVATION
- 939.50 PROP. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- OH GUY WIRE
- OH EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- EXIST. FIBER OPTIC LINE
- TELEPHONE RISER
- EXIST. HYDRANT
- C/L OF DITCH
- MAILBOX
- POST
- OAK TREE
- PINE TREE
- EXIST. FLAG POLE
- FENCE
- SECTION CORNER
- FOUND MONUMENT
- CONTROL PT.

LEGAL DESCRIPTION OF OVERALL PARCEL

(Taken from Title Commitment)

Real property in the Township of Northfield, County of Washtenaw, State of Michigan, described as follows:

Beginning at the North 1/4 corner of Section 27, Town 1 South, Range 8 East, Northfield Township, Washtenaw County, Michigan; thence North 85°42'40" East, 356.79 feet along the North line of said Section; thence along the center line of O'Connor Drain, South 64°38' East, 52.36 feet, South 59°51'30" East 265.75 feet, South 66°38'30" East 103.83 feet, South 60°30' East 157.64 feet, South 80°13' East 134.15 feet, South 85°27' East 84.48 feet, South 87°41' East 124.11 feet and South 79°23' East 140.80 feet; thence South 1°43'30" East 747.00 feet along the East line of the West 1/2 of the Northeast 1/4 of said Section; thence North 64°22'50" West 1502.41 feet along the centerline of N. Territorial Road; thence North 1°41'40" West 405.81 feet along the North-South 1/4 line of said Section, being part of the West 1/2 of the Northeast 1/4 of said Section 27.



OVERALL PARCEL SKETCH

SCALE: 1"=250'



VICINITY SKETCH

SCALE: 1"=2000'

LOCATION

LONGITUDE 83° 42' 34.9"
LATITUDE 42° 22' 22.2"
GROUND ELEV. @ TOWER BASE = 933.60

LEGAL DESCRIPTION OF LEASE PARCEL

Commencing at the North 1/4 corner of Section 27, T1S, R8E, Northfield Township, Washtenaw County, Michigan, said corner being located S 85°42'40" W 2671.22 feet from the Northeast corner of said Section 27; thence S 01°41'40" E 405.61 feet along the North-South 1/4 line of said Section 27; thence S 64°22'50" E 912.50 feet (also being the centerline of East North Territorial Road, 66 feet wide); thence N 25°37'10" E 112.76 feet; thence N 08°40'07" E 75.00 feet; thence N 25°37'10" E 140.00 feet; thence N 38°47'29" W 73.94 feet; thence N 64°35'17" W 125.00 feet; thence N 90°00'00" W 15.72 feet to the POINT OF BEGINNING.

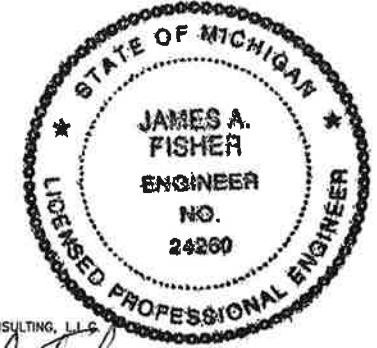
thence S 00°00'00" E 11.43 feet;
thence N 90°00'00" W 40.00 feet;
thence N 00°00'00" W 50.00 feet;
thence S 90°00'00" E 40.00 feet;
thence S 00°00'00" E 38.57 feet to the POINT OF BEGINNING; being a part of the Northeast 1/4 of Section 27, T1S, R8E, Northfield Township, Washtenaw County, Michigan; and containing 2,000 sq. ft. or 0.046 acres, more or less; subject to easements and restrictions of record, if any;

Together with a variable width easement for ingress, egress and public utilities, the boundary of said easement is described as follows:

Commencing at the North 1/4 corner of Section 27, T1S, R8E, Northfield Township, Washtenaw County, Michigan, said corner being located S 85°42'40" W 2671.22 feet from the Northeast corner of said Section 27; thence S 01°41'40" E 405.61 feet along the North-South 1/4 line of said Section 27; thence S 64°22'50" E 912.50 feet (being the centerline of East North Territorial Road, 66 feet wide) to the POINT OF BEGINNING;

thence N 25°37'10" E 112.76 feet;
thence N 08°40'07" E 75.00 feet;
thence N 25°37'10" E 140.00 feet;
thence N 38°47'29" W 73.94 feet;
thence N 64°35'17" W 125.00 feet;
thence N 90°00'00" W 15.72 feet;
thence N 00°00'00" W 30.00 feet;
thence S 90°00'00" E 22.48 feet;
thence S 64°35'17" E 228.56 feet;
thence S 25°37'10" W 135.05 feet;
thence S 64°22'50" E 72.00 feet;
thence S 25°37'10" W 10.00 feet;
thence N 64°22'50" W 72.00 feet;
thence S 25°37'10" W 52.76 feet;
thence N 08°40'07" W 75.00 feet;
thence S 25°37'10" W 117.24 feet to the centerline of East North Territorial Road;

thence along said centerline N 64°22'50" W 30.00 to the POINT OF BEGINNING; being a part of the Northeast 1/4 of Section 27, T1S, R8E, Northfield Township, Washtenaw County, Michigan; except any part taken, deeded or used for public road purposes; and subject to easements and restrictions of record, if any.



PREPARED BY:
MIDWESTERN CONSULTING, L.L.C.
James A. Fisher
JAMES A. FISHER P.E. #24260

verizon

SITE #144 - "N TERRITORIAL & SPENCER"

NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

SITE SURVEY, GENERAL INFORMATION

1

JOB NO.	DATE	REV.	BY	DATE	REV.	BY
94044-144	8/13/15	1	OF 5			
1. CHANGE SHEET TO CANNET	11/17/15					
2. CHANGE LEASE PARCEL SIZE	1/11/16					
3. ADD SHEETS 3, 4 AND ADD THREE	5/26/16					
4. CHANGE POLY REPORT	8/19/16					
5. ADD SHEET 5 FOR LANDSCAPE PLAN	8/17/16					

APPLICANT/LESSEE:
NEW PAR, A DELAWARE PARTNERSHIP
2442 VERIZON WIRELESS
24422 NORTHFIELD HIGHWAY
SOUTHFIELD, MICHIGAN 48075
PHONE: (248) 915-3000

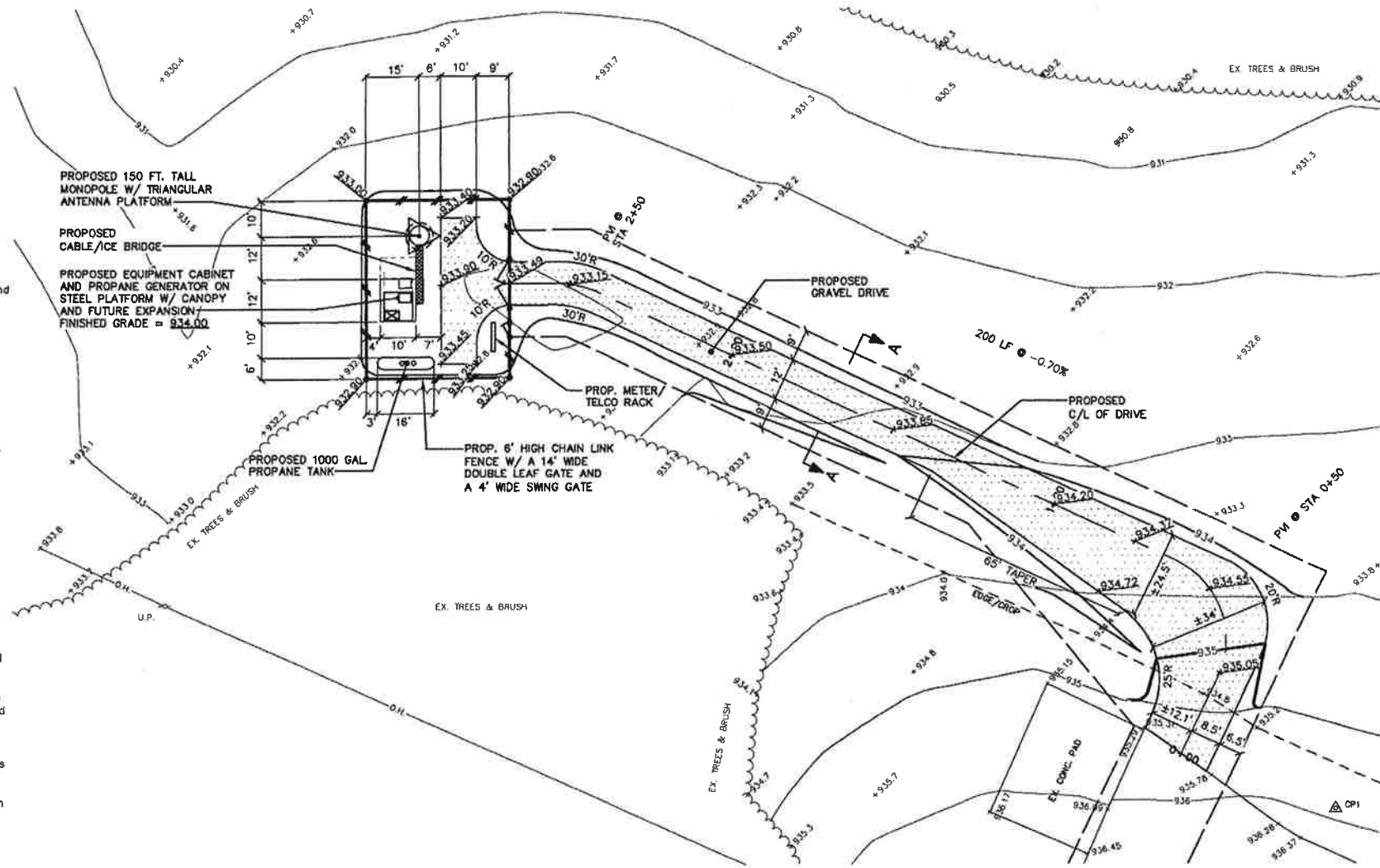
GENERAL NOTES:

- All site work construction shall be in accordance with the current standards and specifications of the Northfield Township, where applicable.
- The proposed equipment cabinet is to be a computerized, unmanned, telephone exchange structure. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
- The proposed equipment cabinet is to have a security system monitored 24 hours per day. The cabinet will also be constructed with bullet resistant materials.
- There are two, low wattage (10W), LED lights proposed as part of this project. The lights are mounted to the canopy support posts, under the canopy with one next to the cabinet and one next to the generator. Lights shall be connected to a technician operated on/off switch with a timer with a two-hour maximum lift duration.
- There are no signs proposed for this project except for:
 - Emergency contact information purposes and FCC "call" sign placed on equipment cabinet door;
 - FCC registration number located on fence gate.
- The cellular antenna and equipment cabinet will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land uses.
- There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
- Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
- All areas disturbed by the construction of the tower and cabinet and driveway shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having jurisdiction.
- All areas inside of and to 1'-0" outside of the fenced area shall be covered with 3" of crushed limestone placed over "Typar" landscape fabric.
- Ingress and egress by Lessee's personnel to the site shall be via an existing paved road and proposed gravel drive from East North Territorial Road.
- The proposed drive shall consist of 3" of MDOT Class 23A crushed limestone aggregate over 10" of 1"x3" crushed concrete or slag over compacted subgrade. The subgrade shall be stripped free of all topsoil and organic material prior to placing aggregate base. Where poor subgrade soils are encountered, a woven geotextile fabric (Mirafi 500X or approved equal) shall be placed so that it is a minimum of 2 ft. wider and longer than the drive which is to be constructed over the poor soils.
- This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 05-15-2015.
- Electrical wiring, connections and grounding of same shall comply with all applicable local, state and federal statutes, regulations and standards.
- All signal and remote control conductors shall comply with current Township requirements.
- The antenna and tower shall have such color as to minimize off-site visibility.
- All proposed landscape material is guaranteed to be replaced as needed.
- Any noise from the tower, equipment cabinet or generator shall be documented to ensure that the noise level is not in excess of that typical for residential area.
- The applicant will provide evidence that the radio and radiation emissions will be compliant with current FCC standards.

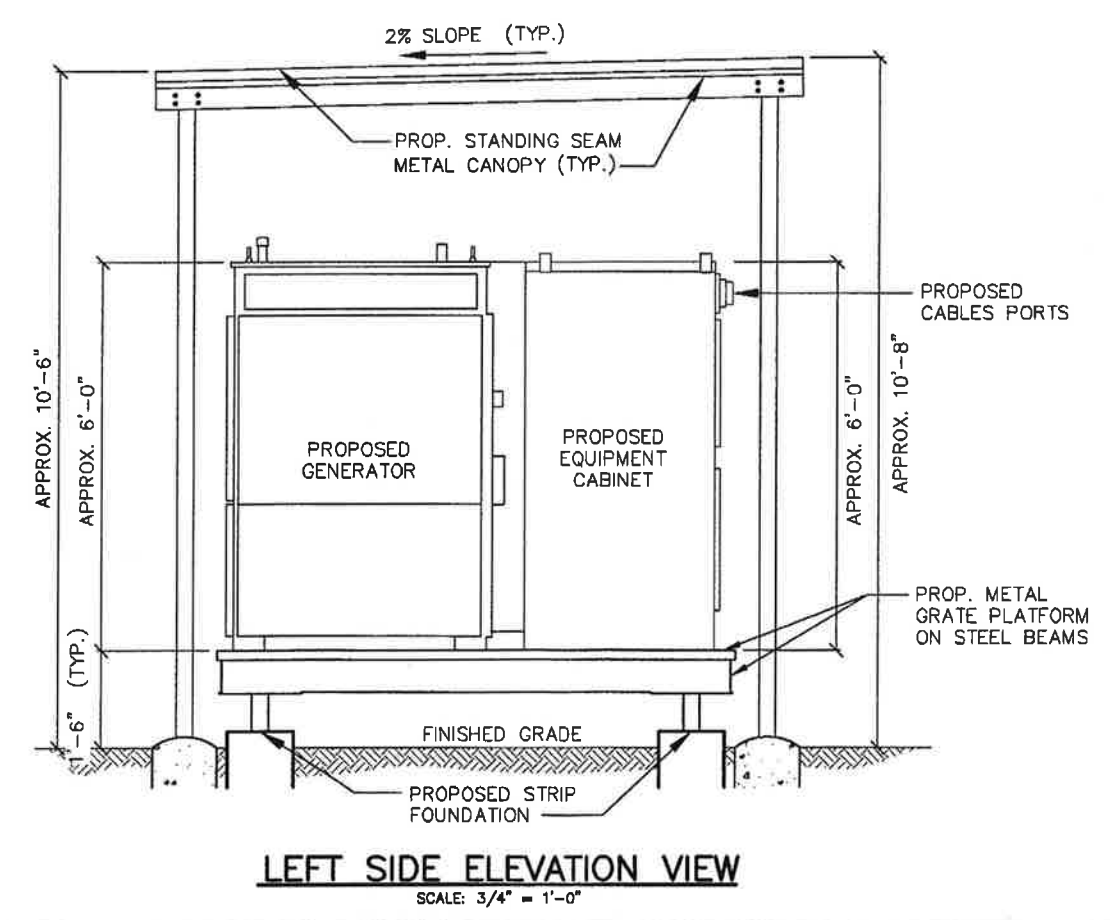
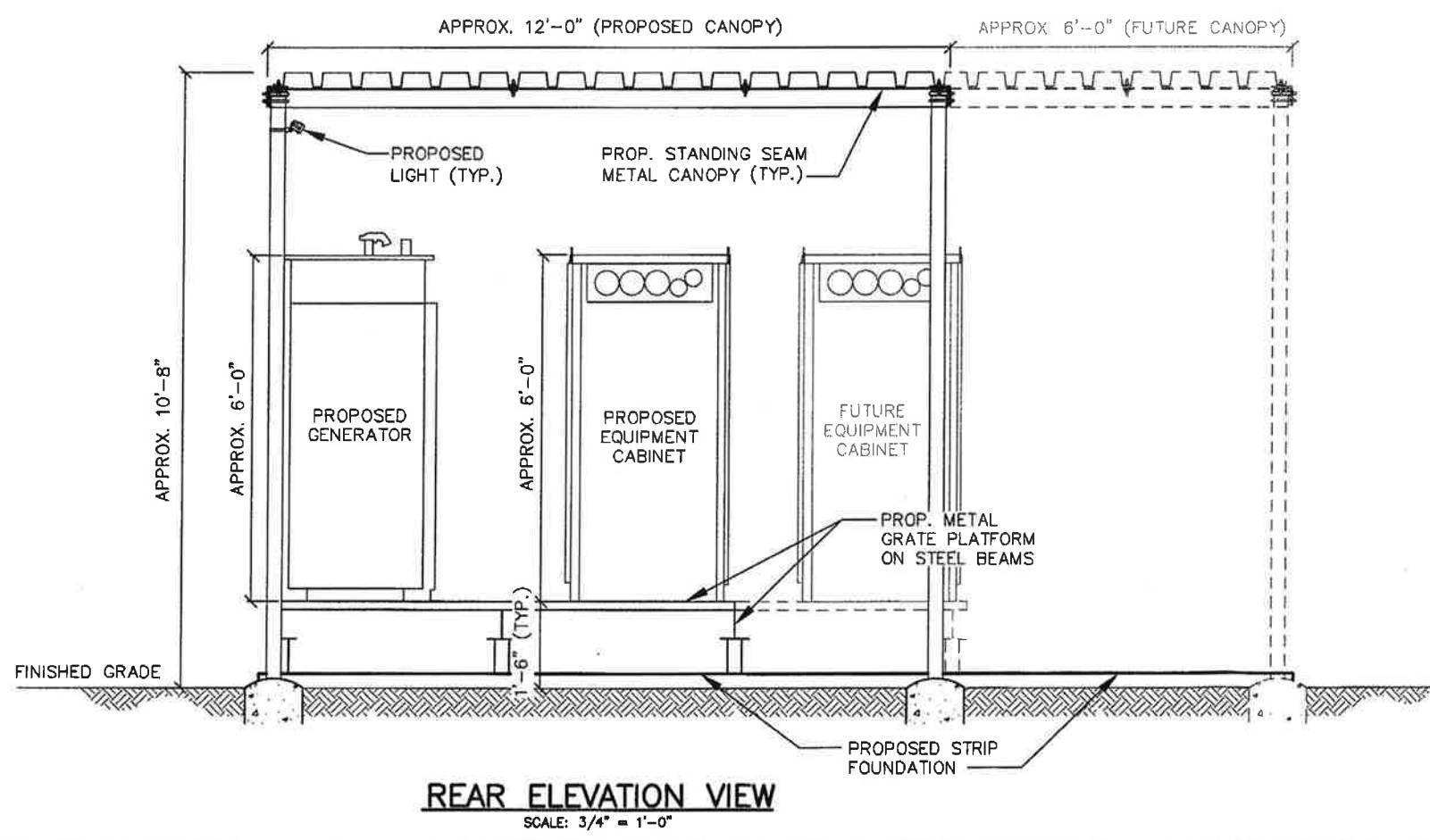
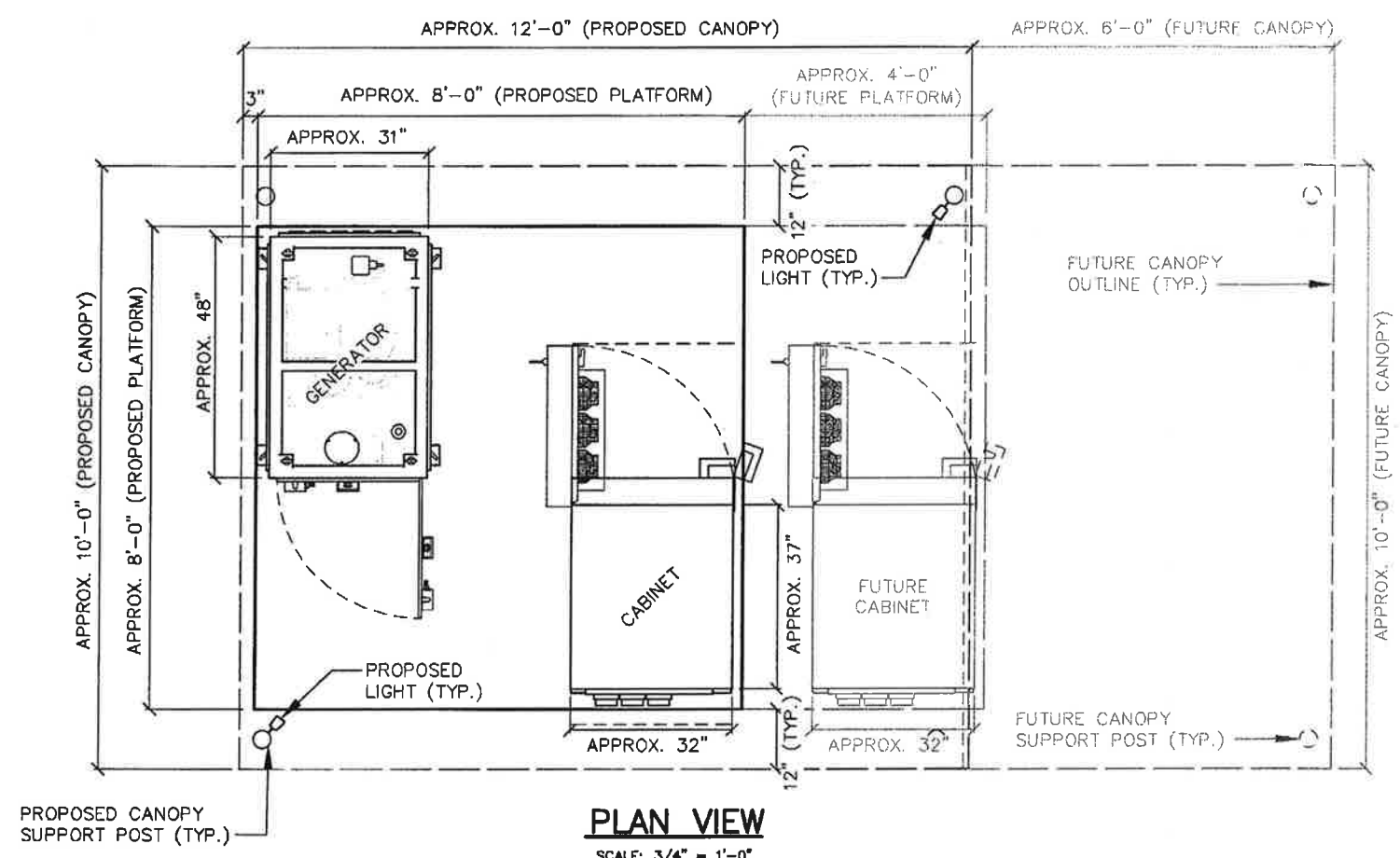
Maintenance Plan for Proposed Verizon Wireless Tower Site

Verizon Wireless maintains all of their sites through its Operation Department. The Operations technician visits the Verizon Wireless sites at least once a month. The Verizon Wireless Operation technician will review the site at each visit and make arrangements to report and repair any and all issues with the site. The technician has a standard procedure that is followed when visiting a site. The technician will look for issue with all matters such as the fence, road, cabinet, etc. Anything that needs to be maintained is the responsibility of the Operations Department and they will make sure that the site is maintained to Verizon Wireless and Township Specifications.

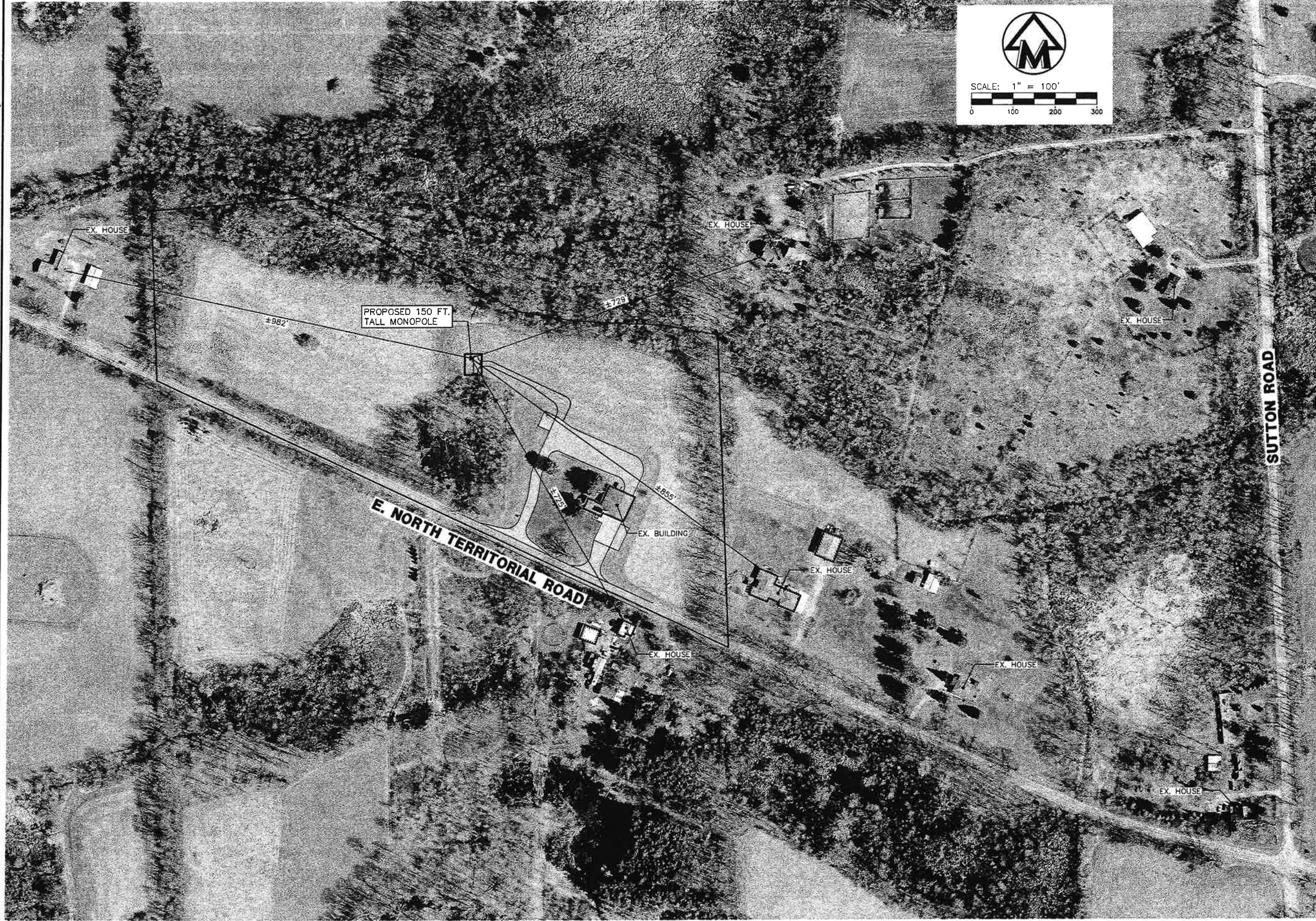
Any dead or diseased trees originally planted by Verizon Wireless shall be replaced within 6 months or in the next appropriate planting season.



R:\94044\144\94044-144.dwg, 5/21/2016 2:44 PM, Tyler E. Smith, Nons
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94044-144	DATE: 5/16/16	SHEET 3 OF 5
	REV. DATE: 5/20/16	DATE: 5/20/16
REVISION:	DATE: 5/20/16	DATE: 5/20/16
1. ADD SHEET	DATE: 5/20/16	DATE: 5/20/16
JOB No. 94044-144		
SITE #144 - "N TERRITORIAL & SPENCER"		
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN		
TYPICAL EQUIPMENT VIEWS		
3		
APPLICANT/LESSEE:		
NEW PAR, A DELAWARE PARTNERSHIP		
d/b/a VERIZON WIRELESS		
29422 NORTHWESTERN HIGHWAY		
SOUTHFIELD, MICHIGAN 48075		
PHONE: (248) 915-3000		
MIDWESTERN CONSULTING		
3815 Plaza Drive Ann Arbor, Michigan 48108		
(734) 995-0200 • www.midwesternconsulting.com		
Land Development • Land Survey • Institutional • Municipal		
Wireless Communications • Transportation • Landfill Services		



JOB No.	94044-144	DATE: 5/05/16	SHEET 4 OF 5
REVISIONS:	REV. DATE	DESCRIPTION	
1. ADD SHEET	5/06/16	COORD. IES, GLS	
2. REVISE PARCEL PER TWP.	5/19/16	RMZ JAW	
3. CHANGE LOCAL HEIGHT	5/19/16	TCH RMW	
		94044_144-SPT	139-147

verizon
SITE #144 - "N TERRITORIAL & SPENCER"
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
AERIAL VIEW

APPLICANT/LESSEE:
NEW P.R. A. DELAWARE PARTNERSHIP
DBA VERIZON WIRELESS
24242 NORTHWESTERN HIGHWAY
SOUTHFIELD, MICHIGAN 48075
PHONE: (248) 915-3000

MIDWESTERN
CONSULTING LLC
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Use Planning • Surveying • Engineering • Wireless Communications • Transportation • Landfill Services

PLANTING SCHEDULE

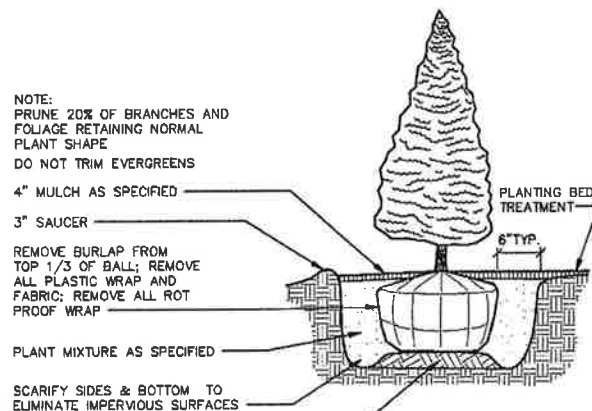
Total	Code	Scientific Name	Common Name	Root	Size	Spacing	Notes
13	JC	Juniperus chinensis 'Keteleeri'	Chinese Juniper	B&B	6' ht	10' o.c./As Shown	Full
11	JCh	Juniperus chinensis 'Hetzi Columnaris'	Hetzi Columnar Juniper	B&B	6' ht	10' o.c./As Shown	Full
5	PA	Picea abies	Norway Spruce	B&B	6' ht	20' o.c./As Shown	Full
6	PG	Picea glauca	White Spruce	B&B	6' ht	20' o.c./As Shown	Full

LANDSCAPING NOTES:

- All plantings and their installation shall meet the landscape requirements and standards of Northfield Township.
- American Association of Nurserymen standards, guidelines and specifications shall apply to all plant material used.
- If required, all seeding shall be fast grow hydro-seed. Mowing and maintenance on a regular basis shall be by contract.
- All plantings shall be warranted for one year.
- Planting mixture to consist of one part existing soil and one part sandy loam-topsoil.
- Planting pit width shall be a total minimum of 24" wider than the earth ball.
- All nylon and rot proof rope and rot proof burlap must be removed before planting. All wire baskets must be cut (not loosened or removed) in at least 10 places before backfilling. Fold down the top 1/3 of all non-rot proof burlap.
- Move and handle tree and tree ball with care. Do not move or lift the tree by the trunk.
- Trees must be planted plumb.
- Water thoroughly during backfilling, removing air pockets, then water again immediately after planting.
- Tree saucer must be level and hold water. Saucer rim must be 3" high from the center at a minimum.
- Prune tops of all trees selectively after planting. Pruning must be done by an experienced plants man or foreman according to generally accepted nurseryman's standards. Approximately 25% of the crown is to be removed from each tree, depending upon the shape, location, condition, and number of branches in the crown.

MAINTENANCE

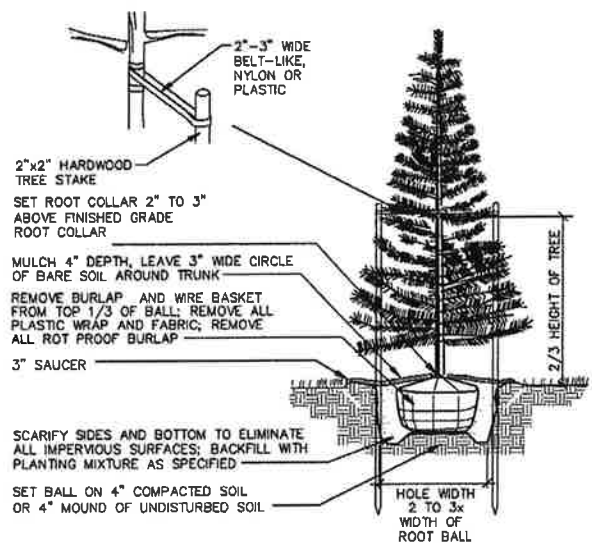
- Begin maintenance of plant materials immediately after planting and continue until termination of guarantee period. During this period, the Contractor shall make a minimum of one maintenance trip every four weeks during the growing season, and as many more as necessary to keep the plantings in a thriving condition.
- Maintenance shall include measures necessary to establish and maintain plants in a vigorous and healthy growing condition. Include the following:
 - Water trees and shrubs at least twice each month from May 15 to September 25th, or as directed by the Owner.
 - Keep planting beds and tree saucers free from weeds to the satisfaction of the Owner. Grass and weeds shall not be allowed to reach a height of 3 inches before being completely removed, including root growth. Note that treatment of mulch with pre-emergent weed killer is required in this specification.
 - Spraying shall encompass
 - dormant oil with ethion for scale insects;
 - malathion for leaf eating insects;
 - bordeaux mixture for fireblight control.These shall be applied in accordance with the manufacturer's recommendations and in proper strength and number of applications for the particular insect or disease. The Contractor must provide the Owner's representative a written record of applications and dates.
 - Refertilization shall be per MDOT standard specifications for construction. Provide fertilizer in the first and second waterings of the second growing season with nitrogen enriched solution providing 8.3 lbs available per 1000 gallons of water. Provide the Owner or Owner's representative a written record of applications and dates.
 - Keep trees erect. Raise trees that settle below grade to the established elevation. Keep tree wrap and wire in neat condition. Remove at completion of guarantee period.
 - Prune dead or broken branches from all deciduous trees and shrubs.
 - Fill to the original grade level areas that have settled around trees and shrubs.
 - Winter protection shall include late fall spraying of all evergreen trees and evergreen shrubs with Folagard, Vltir-Pruf, or approved equal, at the manufacturer's recommended rate to prevent winter desiccation and late fall watering if required by a dry season.
- Notify the Owner's representative at least two work days prior to each maintenance trip and send a written record of what maintenance was performed within two days after each maintenance trip.



JUNIPER PLANTING DETAIL

NOT TO SCALE

NOTE: REMOVE STAKING/GUING MATERIAL AFTER ONE YEAR.



EVERGREEN TREE PLANTING DETAIL

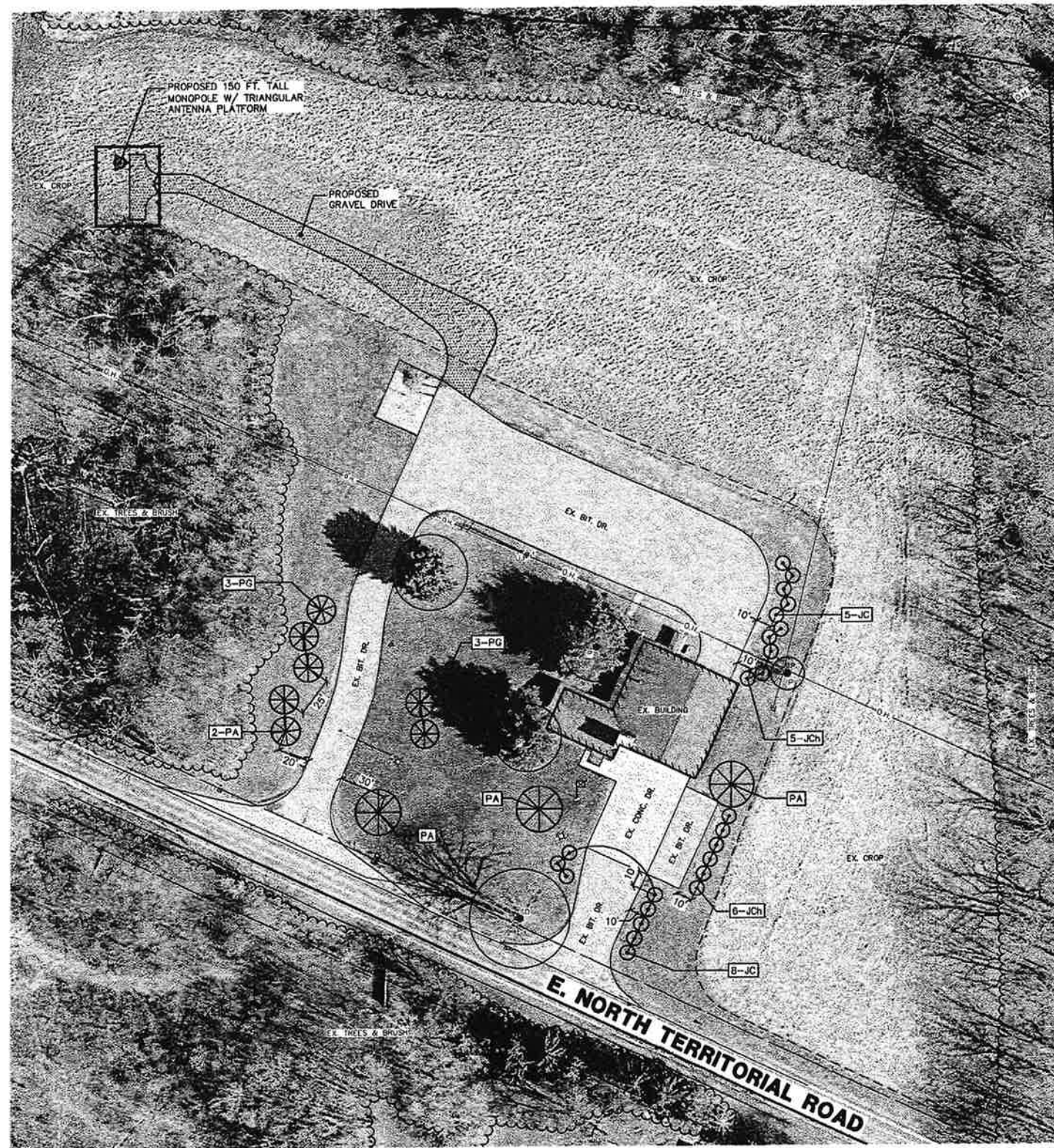
NOT TO SCALE

LEGEND

○ U.P.	EXIST. UTILITY POLE
— GUY WIRE	GUY WIRE
— O.H.	EXIST. OVERHEAD UTILITY LINE
— L.O.	EXIST. LIGHT POLE
— F.O.	EXIST. FIBER OPTIC LINE
— T.R.	EXIST. TELEPHONE RISER
— H.	EXIST. HYDRANT
— M.	MAILBOX
— P.	POST
— O.T.	OAK TREE
— P.T.	PINE TREE
— F.P.	EXIST. FLAG POLE



SCALE: 1" = 40'



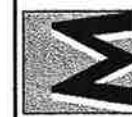
verizon
SITE #144 - "N TERRITORIAL & SPENCER"
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
LANDSCAPE PLAN

5

JOB No.	94044-144	DATE	8/08/16
REVISION		SHEET	5 OF 5
1. ADD SHEET		REV. DATE	5/27/16
		DATE	8/08/16
		BY	TE
		CHK	TE
		APP	TE
		DATE	8/08/16

APPLICANT/LESSEE:

NEW PAR, A DELAWARE PARTNERSHIP
DBA VERIZON WIRELESS
24242 NORTHWESTERN HIGHWAY
SOUTHFIELD, MICHIGAN 48075
PHONE: (248) 915-3000



MIDWESTERN
CONSULTING LLC

3845 Plaza Drive Ann Arbor, Michigan 48108
Tel: 955-2300 • www.midwesternconsulting.com
Land Development • Land Survey • Civil
Wireless Communications • Transportation • Landfill Services

**BACKGROUND DATA
AND
IMPACT ASSESSMENT TO SUPPORT
SPECIAL USE APPROVAL**

Submitted By:

**Verizon Wireless
c/o Robert Przybylo**

Prepared By:

**C&W Consultants, Inc.
1126 N. Main St.
Rochester, MI 48307**

May 20, 2016

C&W CONSULTANTS, INC.
1126 N. MAIN ST.
ROCHESTER, MI 48307

JONATHAN R. CRANE

TELEPHONE: (248) 650-8000
FACSIMILE: (248) 650-9239
EMAIL: JRCPC@SBCGLOBAL.NET

May 20, 2016

Planning Commission
Township of Northfield
8350 Main Street
Whitmore Lake, MI 48189

Re: Development Impact Report
Verizon Wireless Project 144 – E. North Territorial
Our File No. JC3666-13

Dear Planning Commission Members:

Verizon Wireless is pleased to submit this report regarding the proposed multi-carrier monopole that comes before you for a Special Use Approval. Since the initial Planning Commission meeting and public hearing, several minor improvements have been incorporated into the E. North Territorial Road project. These changes include:

- Relocation of monopole westerly to take advantage of the existing tree lines.
- Add ground landscaping to further add screening
- Increase monopole height to 150', enhancing coverage
- Developed additional support information

This Special Land Use approval is intended to provide improved wireless communications services at the SE quadrant of the Township. In addition, it is located on a large parcel that is part of Northfield Township Fire Station No. 2. In coordination with this location, the monopole may be used by the Fire Department for future communication needs.

Thank you for your considerations.



Very truly yours,

C&W CONSULTANTS, INC.


Jonathan R. Crane P.E.

TABLE OF CONTENTS

Detailed Description of Use

Record Owner of Real Estate

Name, Address and Phone Number of Applicant

Interest of Applicant

Inventory of Existing Towers

Legal Description and Parcel Tax Number

Setback from Nearest Residential Homes

Separation Distance To Other Towers

Landscape Plan

Method of Fencing

Notarized Statement of Tower Availability for Collocation

Backhaul Network Entities

Suitability of Existing Towers and Tall Structures

Any Potential Impacts on Wetlands, Floodplains, Wildlife Preserves, Endangered Species,
Historic Sites

Name and Address of Communication Tower Supplier

Technical Analysis Justifying Height

~~X~~Total Radiation Output from All Antennae

Maintenance Plan

Written Statement From Zoning Administrator Regarding Existing Condition of Property and
Compliance

No Wastewater or Hazardous Waste

Description Of Project

This Special Use Application is made to permit the construction of a multi-carrier 150' tall monopole adjacent to the Northfield Township Fire Station No. 2 located at the NW corner of E. North Territorial Road and Sutton Road. In addition to the monopole, electric radio/telephone equipment will be located in cabinets at the fenced tower base.

The monopole is proposed to provide structural integrity for several carriers.

Record Owner of Real Estate

The site is located at the Northfield Township Fire Station No. 2. The record owner is:

Northfield Township
8350 Main Street
Whitmore Lake, MI 48189

Name of Applicant

RJP Consulting, Inc.
336 Suffield Avenue
Birmingham, MI 48009
248-613-4399

On Behalf Of:

Verizon Wireless
24242 Northwestern Highway
Southfield, MI 48075

Interest Of Applicant

Proposed Leasehold Interest

Inventory Of Existing Sites

Verizon Wireless Currently Uses Sites:

No. 226459 US 23 @ 6 Mile
No. 226513 US 23
No. 226682 Pontiac Trail Road
No. 226628 M151 @ US 23
Proposed Site Under Contract at Pontiac Trail & Dixboro

Unoccupied Towers Include:

American Tower Site & ATT Site (both south of this location)

Both sites are too close to existing sites and do not match the service grid utilized by Verizon Wireless.

Existing sites are shown on the attached drawing (Exhibit 1).

Legal Description And Tax Parcel No.

The site Tax Parcel No. is 8-02-27-100-003

Legal Description and Lease Description are included with Site Plan (Exhibit 2).

Setback From Nearest Residential Home

See Sheet 4 of Site Plan (Exhibit 3).

Estimated Distances:

N - 500'
S - 800'
E - 600'
W - 1400'

Separation From Other Towers

Tower locations are shown on the previous location map (Exhibit 1). Note that the proposed E. North Territorial Road site is central to the existing wireless network.

The site is approximately 1.7 miles from an American Tower project and 1.9 miles from an existing AT&T tower.

Apparently, another AT&T tower site was approved by the Planning Commission but never constructed. The Applicant believes these approvals have lapsed and are no longer in effect. Further information regarding this project should be confirmed with AT&T.

Landscape Plan

See detailed Site Plan attached with the project (Exhibit 2).

Method of Fencing

The site is proposed to be fenced with a 6' high chain link type fence as detailed on Site Plan Sheet 2. The fencing is to be screening (Exhibit 2 – Page 2).

Notarized Statement That Tower Is Available For Collocation

Site Plan Detail (Pole and Cabinet) show two future collocation opportunities.

The requested Notarized Statement of Collocation Opportunities is included (Exhibit 4).

Backhaul Network Entities

Backhaul (landline) network entities have not yet been identified. Backhaul is traditionally provided by a number of providers including: AT&T, Fibercon, Fiber Tech, Zayo, and ACD.Net.

The determination regarding the backhaul providers will be established at a later date after approval of this plan.

Suitability of Existing Towers

Existing adjacent towers are not positioned to properly serve the Community within the Verizon Wireless Network. Their locations South of the search area would diminish wireless coverage in the areas boarding the US 23/6 Mile and Pontiac Trail sites

Structure height and location is outlined in the attached correspondence from Michael Avery, Verizon Wireless Radio Frequency Engineer (Exhibit 5).

Potential Impacts On Wetlands, Floodplains, Wildlife Presence Endangered Species and Historic Sites

The site elevation is 936.5' and above any nearby 100 year flood elevations.

The Wetlands Map is attached and indicates no wetlands on or adjacent to the development area (Exhibit 6).

Several wetland areas are noted on the Federal Wetland Boundary Inventory Map attached (Exhibit 6). The new monopole does not impact these wetlands.

The site has no known Wildlife and Endangered Species.

No Historic Sites are identified within the immediate zone of influence regarding this site.

Name Of Tower Supplies And Their Addresses

The tower supplier at this time has not yet been finalized since bids are currently being accepted.

Three possible suppliers are:

Nello Corporation	Sabre Industries	Valmont Industries
105 E. Jefferson	7101 Southbridge Ave.	1545 Pidco
South Bend, IN 46601	Sioux City, IA 51102	Plymouth, IN 46563

All contractors will provide properly engineered monopole structures meeting all local, State and Federal codes. The poles will be constructed to Verizon Wireless specifications that generally exceed government standards.

Complete structural details for both the monopole and its foundation will be provided with the Building Permit Application.

Technical Analysis Justifying The Height

Please see previous letter by Michael Avery, Verizon Wireless Radio Frequency Engineer (Exhibit 5).

Total radiation output from all antennae – Please see Michael Avery letter (Exhibit 7).

Maintenance Plan

Detail on Site Plan Sheet 2 states: (Exhibit 2)

Maintenance Plan For Proposed Verizon Wireless Tower Site

Verizon Wireless maintains all of their sites through its Operation Department. The Operations technician visits the Verizon Wireless sites at least once a month. The Verizon Wireless Operation technician will review the site at each visit and make arrangements to report and repair any and all issues with the site. The technician has a standard procedure that is followed when visiting a site. The technician will look for issue with all matters such as the fence, road, cabinet, etc. Anything that needs to be maintained is the responsibility of the Operations Department and they will make sure that the site is maintained to Verizon Wireless and Township specifications.

Any dead or diseased trees originally planted by Verizon Wireless shall be replaced within 6 months or in the next appropriate planting season.

Statement From Zoning Administrator Regarding Existing Conditions of Project Site And Compliance With Ordinance

NOT REQUIRED

Site is owned, developed and maintained by the Township and believed to be in full zoning and development compliance.

Site Wastewater, Hazardous Wastes, Storm Runoff

Site development has no water connections and creates absolutely no hazardous waste, garbage, wastewater nor other demands on the Community.

This size development is traditionally exempted from Washtenaw County Storm Water Detention Requirements.

The site is served with electricity, telephone and fiber services.

Addendum:

- Aerial Boundary Parcel Map – Exhibit 8
- Public Hearing Sign Posting Photo – Exhibit 9
- Public Hearing Notice – Exhibit 10
- Initial Staff Review Report – Exhibit 11
- Application For Planning Approval – Exhibit 12
- Proposed Special Land Use Findings of Fact – Exhibit 13

EXHIBIT 1

Adjacent Tower Sites

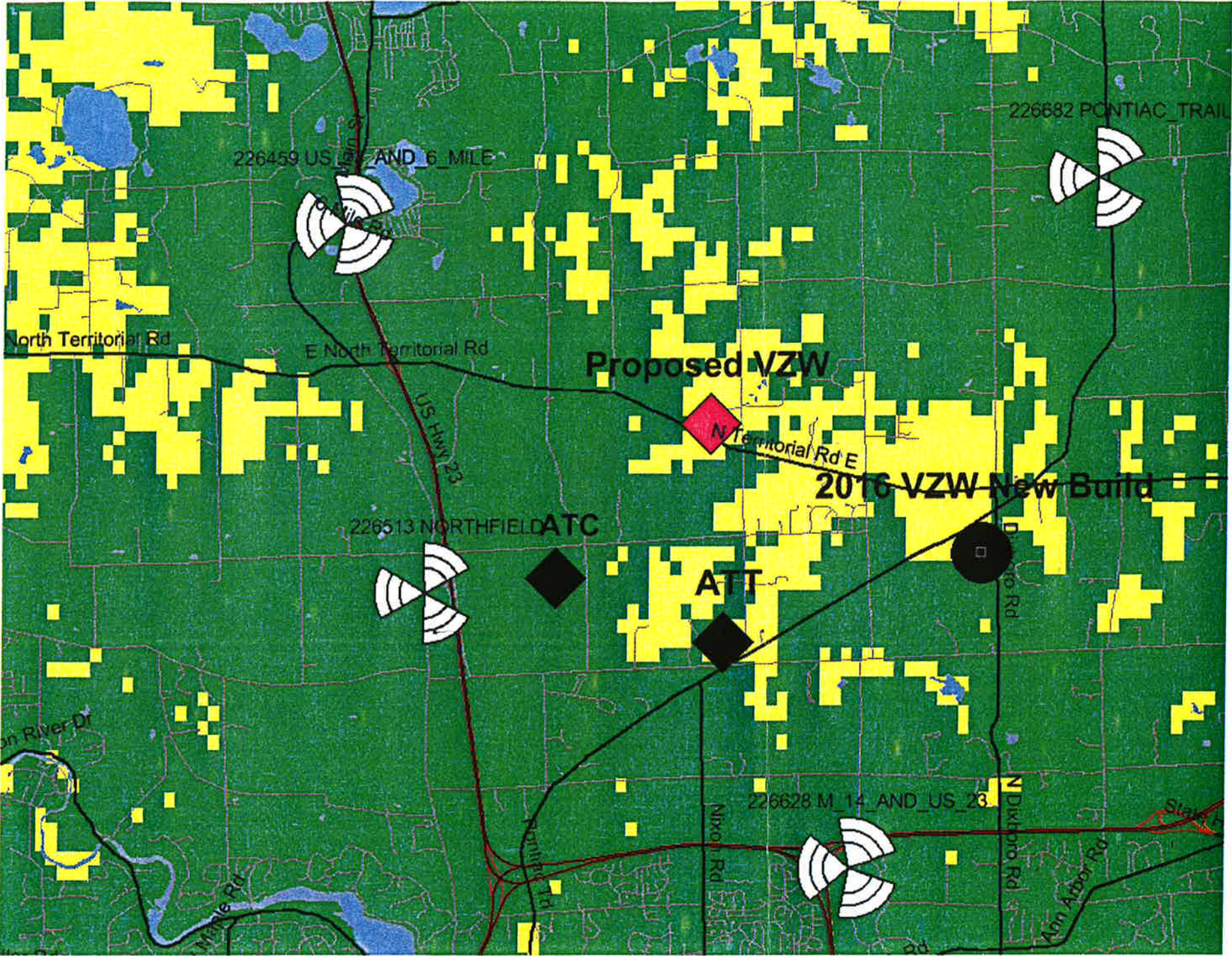
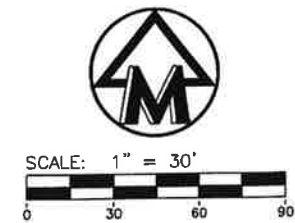
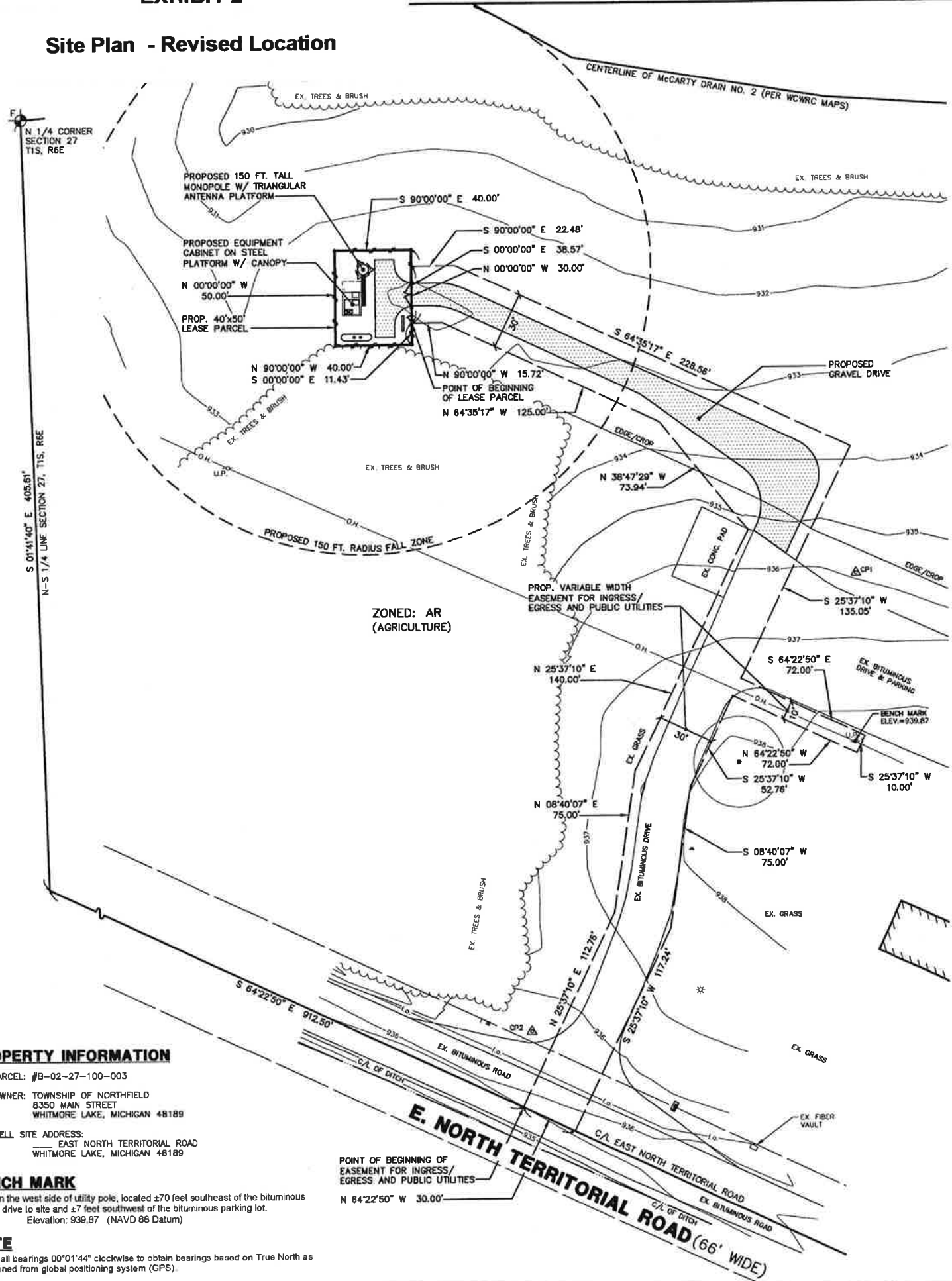


EXHIBIT 2

Site Plan - Revised Location



- LEGEND**
- 939 EXIST. CONTOUR
 - 939 PROP. CONTOUR
 - 939.5 EXIST. SPOT ELEVATION
 - 939.50 PROP. SPOT ELEVATION
 - U.P. EXIST. UTILITY POLE
 - OH EXIST. OVERHEAD UTILITY LINE
 - * EXIST. LIGHT POLE
 - F.O. EXIST. FIBER OPTIC LINE
 - TELEPHONE RISER
 - C/L OF DITCH
 - MAILBOX
 - POST
 - FENCE
 - SECTION CORNER
 - FOUND MONUMENT
 - CONTROL PT.

LEGAL DESCRIPTION OF OVERALL PARCEL

(Taken from Title Commitment)

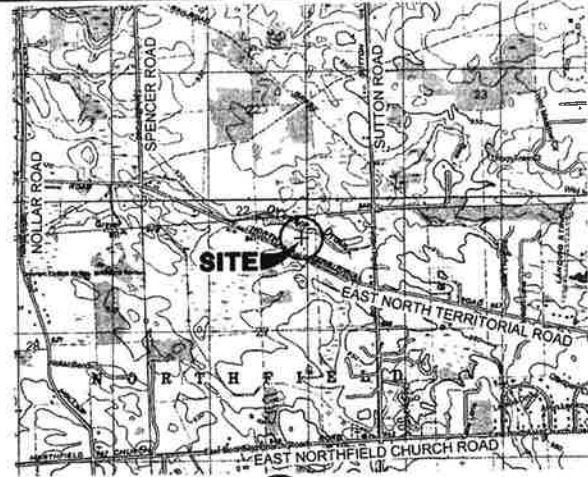
Real property in the Township of Northfield, County of Washtenaw, State of Michigan, described as follows:

Beginning at the North 1/4 corner of Section 27, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence North 85°42'40" East, 356.79 feet along the North line of said Section; thence along the center line of O'Connor Drain, South 64°38' East, 52.36 feet, South 59°51'30" East 265.75 feet, South 66°38'30" East 103.83 feet, South 60°30' East 157.84 feet, South 80°13' East 134.15 feet, South 85°27' East 84.46 feet, South 87°41' East 124.11 feet and South 79°23' East 140.80 feet; thence South 1°43'30" East 747.00 feet along the East line of the West 1/2 of the Northeast 1/4 of said Section; thence North 64°22'50" West 1502.41 feet along the centerline of N. Territorial Road; thence North 1°41'40" West 405.81 feet along the North-South 1/4 line of said Section, being part of the West 1/2 of the Northeast 1/4 of said Section 27.



OVERALL PARCEL SKETCH

SCALE: 1"=250'



VICINITY SKETCH

SCALE: 1"=2000'

LOCATION

LONGITUDE 83° 42' 34.9"
LATITUDE 42° 22' 22.2"
GROUND ELEV. @ TOWER BASE = 933.60

LEGAL DESCRIPTION OF LEASE PARCEL

Commencing at the North 1/4 corner of Section 27, T1S, R6E, Northfield Township, Washtenaw County, Michigan, said corner being located S 85°42'40" W 2671.22 feet from the Northeast corner of said Section 27; thence S 01°41'40" E 405.61 feet along the North-South 1/4 line of said Section 27; thence S 64°22'50" E 912.50 feet (also being the centerline of East North Territorial Road, 66 feet wide); thence N 25°37'10" E 112.76 feet; thence N 08°40'07" E 75.00 feet; thence S 64°35'17" W 125.00 feet; thence N 90°00'00" W 15.72 feet to the POINT OF BEGINNING;

thence S 00°00'00" E 11.43 feet;
thence N 00°00'00" W 40.00 feet;
thence N 00°00'00" W 50.00 feet;
thence S 00°00'00" E 40.00 feet;
thence S 00°00'00" E 38.57 feet to the POINT OF BEGINNING; being a part of the Northeast 1/4 of Section 27, T1S, R6E, Northfield Township, Washtenaw County, Michigan; and containing 2,000 sq. ft. or 0.046 acres, more or less; subject to easements and restrictions of record, if any;

Together with a variable width easement for ingress, egress and public utilities, the boundary of said easement is described as follows:

Commencing at the North 1/4 corner of Section 27, T1S, R6E, Northfield Township, Washtenaw County, Michigan, said corner being located S 85°42'40" W 2671.22 feet from the Northeast corner of said Section 27; thence S 01°41'40" E 405.61 feet along the North-South 1/4 line of said Section 27; thence S 64°22'50" E 912.50 feet (being the centerline of East North Territorial Road, 66 feet wide) to the POINT OF BEGINNING;

thence N 25°37'10" E 112.76 feet;
thence N 08°40'07" E 75.00 feet;
thence N 25°37'10" E 140.00 feet;
thence N 38°47'29" W 73.94 feet;
thence N 64°35'17" W 125.00 feet;
thence N 90°00'00" W 15.72 feet;
thence N 00°00'00" W 30.00 feet;
thence S 00°00'00" E 22.48 feet;
thence S 64°35'17" E 228.56 feet;
thence S 25°37'10" W 135.05 feet;
thence S 64°22'50" E 72.00 feet;
thence S 25°37'10" W 10.00 feet;
thence N 64°22'50" W 72.00 feet;
thence S 25°37'10" W 52.76 feet;
thence N 08°40'07" W 75.00 feet;
thence S 25°37'10" W 117.24 feet to the centerline of East North Territorial Road;
thence along said centerline N 64°22'50" W 30.00 to the POINT OF BEGINNING; being a part of the Northeast 1/4 of Section 27, T1S, R6E, Northfield Township, Washtenaw County, Michigan; except any part taken, deeded or used for public road purposes; and subject to easements and restrictions of record, if any;

PROPERTY INFORMATION

TAX PARCEL: #B-02-27-100-003
OWNER: TOWNSHIP OF NORTHFIELD
8350 MAIN STREET
WHITMORE LAKE, MICHIGAN 48189
CELL SITE ADDRESS:
EAST NORTH TERRITORIAL ROAD
WHITMORE LAKE, MICHIGAN 48189

BENCH MARK

Spike in the west side of utility pole, located ±70 feet southeast of the bituminous access drive to site and ±7 feet southwest of the bituminous parking lot.
Elevation: 939.87 (NAVD 85 Datum)

NOTE

Rotate all bearings 00°01'44" clockwise to obtain bearings based on True North as determined from global positioning system (GPS).



PREPARED BY:
MIDWESTERN CONSULTING, L.L.C.
James A. Fisher
JAMES A. FISHER P.E. #24260

verizon
SITE #144 - "N TERRITORIAL & SPENCER"
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
SITE SURVEY, GENERAL INFORMATION

1

JOB No.	94044-144	DATE	8/13/15
SHEET	1 OF 4	REV.	DATE
1	CHANGED TO CABINET	1/11/16	CADD MILES, PERKINS
2	CHANGED LEASE PARCEL SIZE	5/02/16	ENG. JAF
3	ADDED SHEETS 3, 4, AND ADDED TREES	5/18/16	TECH. RWP
4	ADDED LEASE PARCEL PER "MP"	5/19/16	3/02/16, 1/14/16, 5/18/16
5	CHANGED POLE HEIGHT		

R:\94044\144\94044-144-SPT.dwg, 5/18/2016 11:31 AM, Scott G. Fisher, None
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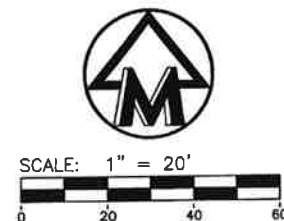
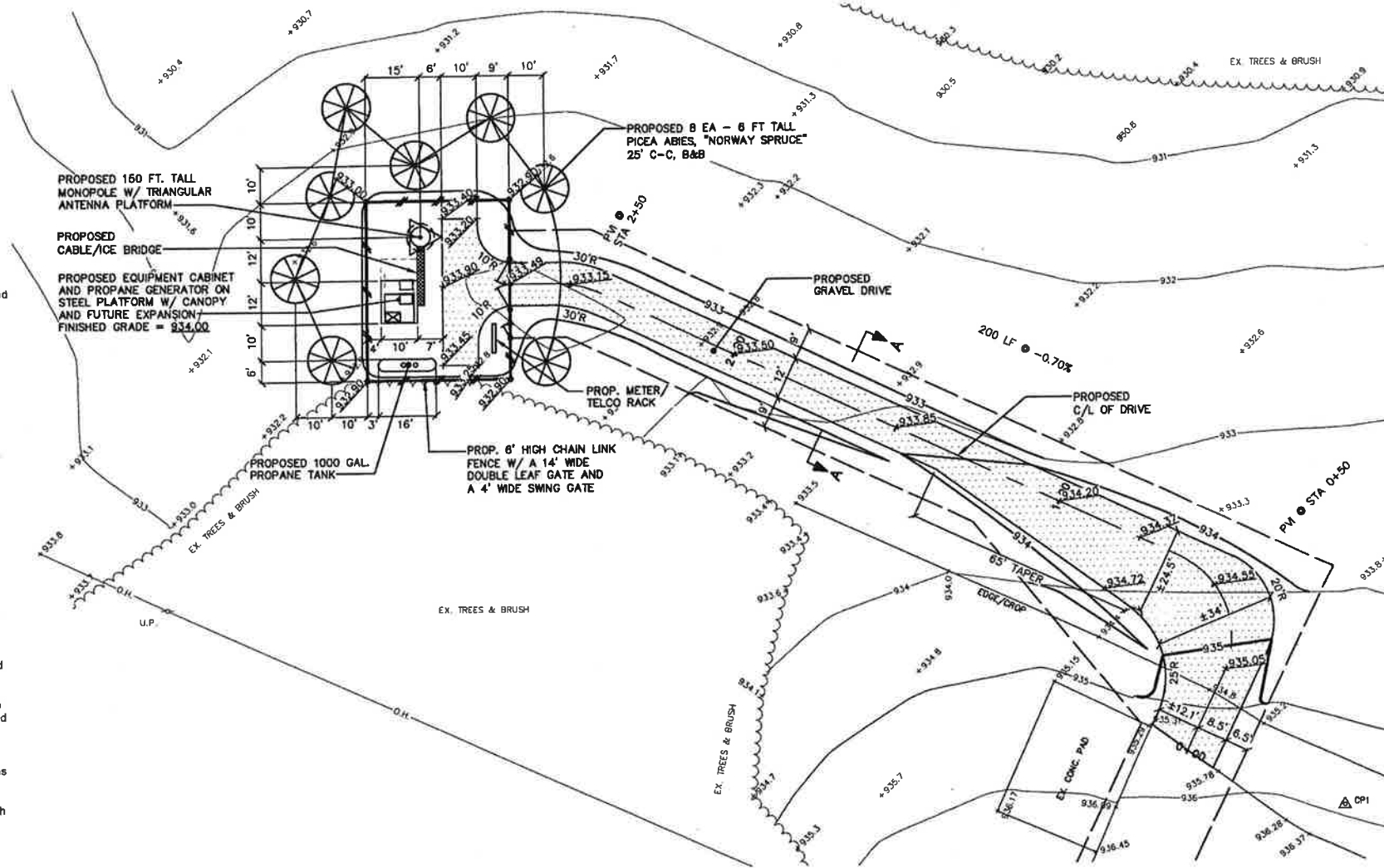
GENERAL NOTES:

- All site work construction shall be in accordance with the current standards and specifications of the Northfield Township, where applicable.
- The proposed equipment cabinet is to be a computerized, unmanned, telephone exchange structure. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
- The proposed equipment cabinet is to have a security system monitored 24 hours per day. The cabinet will also be constructed with bullet resistant materials.
- There are two, low wattage (10W), LED lights proposed as part of this project. The lights are mounted to the canopy support posts, under the canopy with one next to the cabinet and one next to the generator. Lights shall be connected to a technician operated on/off switch with a timer with a two-hour maximum lit duration.
- There are no signs proposed for this project except for:
 - Emergency contact information purposes and FCC "call" sign placed on equipment cabinet door;
 - FCC registration number located on fence gate.
- The cellular antenna and equipment cabinet will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land uses.
- There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
- Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
- All areas disturbed by the construction of the tower and cabinet and driveway shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having jurisdiction.
- All areas inside of and to 1'-0" outside of the fenced area shall be covered with 3" of crushed limestone placed over "Tyrar" landscape fabric.
- Ingress and egress by Lessee's personnel to the site shall be via an existing paved road and proposed gravel drive from East North Territorial Road.
- The proposed drive shall consist of 3" of MDOT Class 23A crushed limestone aggregate over 10" of 1"x3" crushed concrete or slag over compacted subgrade. The subgrade shall be stripped free of all topsoil and organic material prior to placing aggregate base. Where poor subgrade soils are encountered, a woven geotextile fabric (Mirafi 500X or approved equal) shall be placed so that it is a minimum of 2 ft. wider and longer than the drive which is to be constructed over the poor soils.
- This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 05-15-2015.
- Electrical wiring, connections and grounding of same shall comply with all applicable local, state and federal statutes, regulations and standards.
- All signal and remote control conductors shall comply with current Township requirements.
- The antenna and tower shall have such color as to minimize off-site visibility.
- All proposed landscape material is guaranteed to be replaced as needed.
- Any noise from the tower, equipment cabinet or generator shall be documented to ensure that the noise level is not in excess of that typical for residential area.
- The applicant will provide evidence that the radio and radiation emissions will be compliant with current FCC standards.

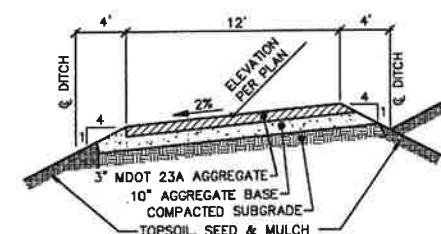
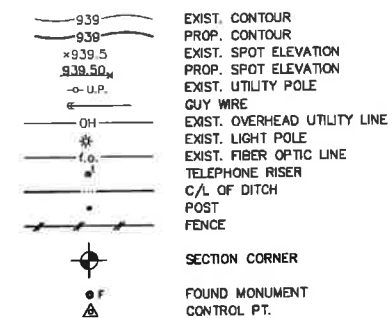
Maintenance Plan for Proposed Verizon Wireless Tower Site

Verizon Wireless maintains all of their sites through its Operation Department. The Operations technician visits the Verizon Wireless sites at least once a month. The Verizon Wireless Operation technician will review the site at each visit and make arrangements to report and repair any and all issues with the site. The technician has a standard procedure that is followed when visiting a site. The technician will look for issue with all matters such as the fence, road, cabinet, etc. Anything that needs to be maintained is the responsibility of the Operations Department and they will make sure that the site is maintained to Verizon Wireless and Township Specifications.

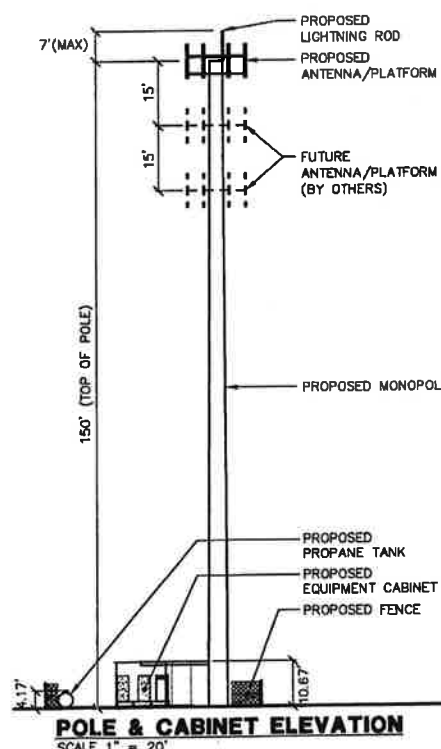
Any dead or diseased trees originally planted by Verizon Wireless shall be replaced within 6 months or in the next appropriate planting season.



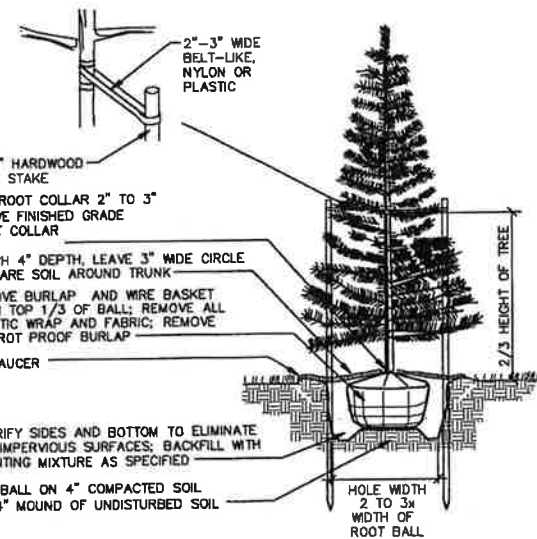
LEGEND



GRAVEL DRIVE CROSS SECTION A-A
NOT TO SCALE



NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



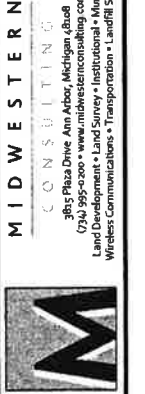
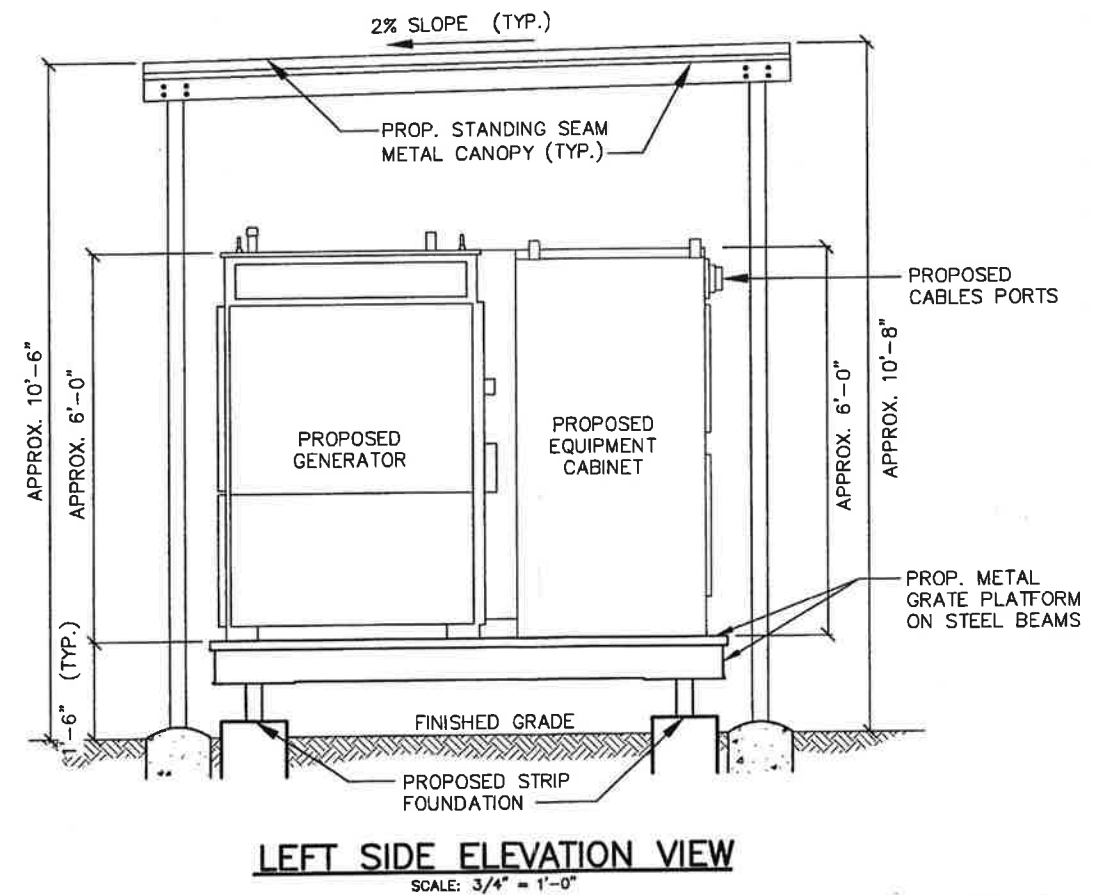
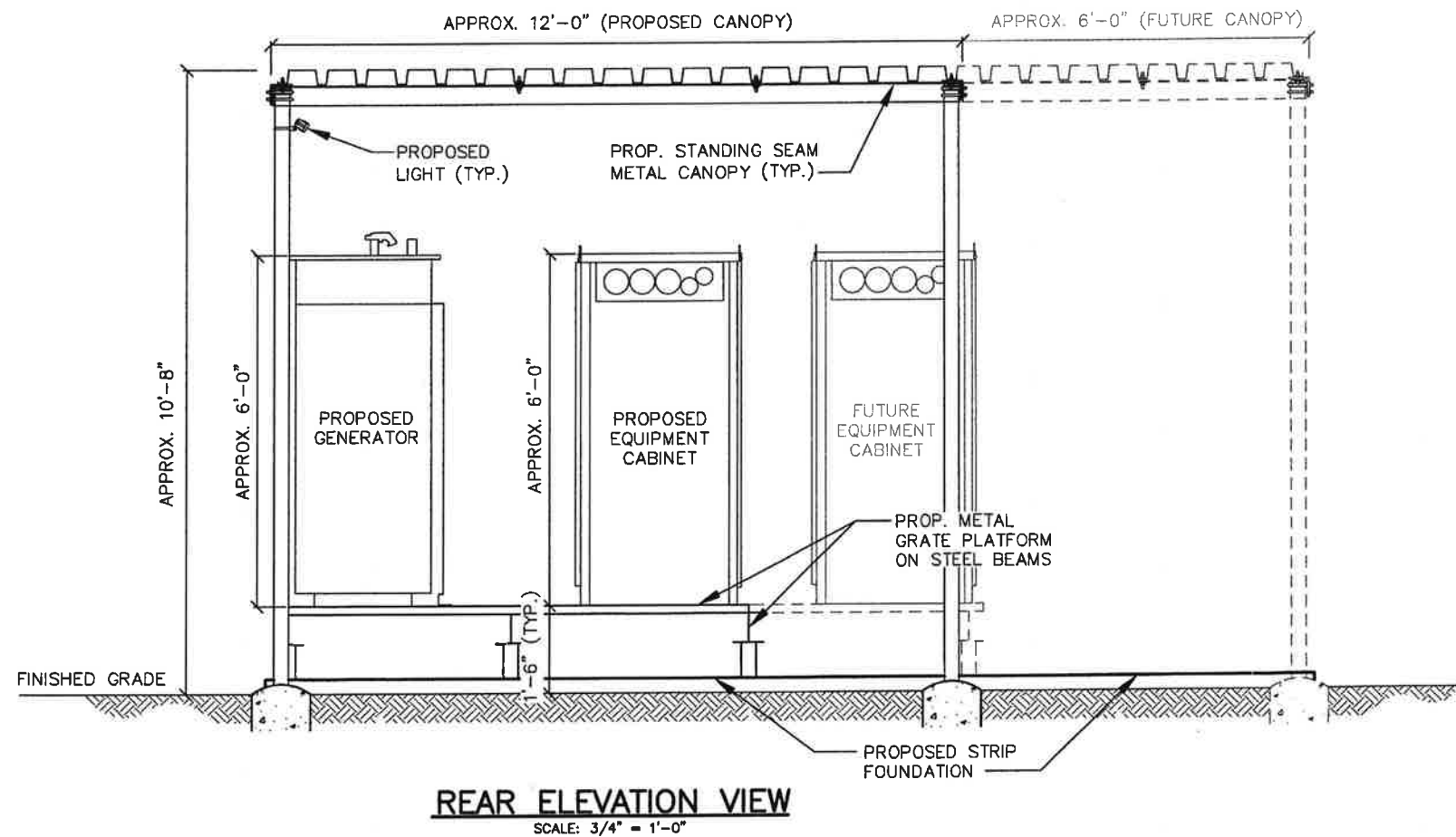
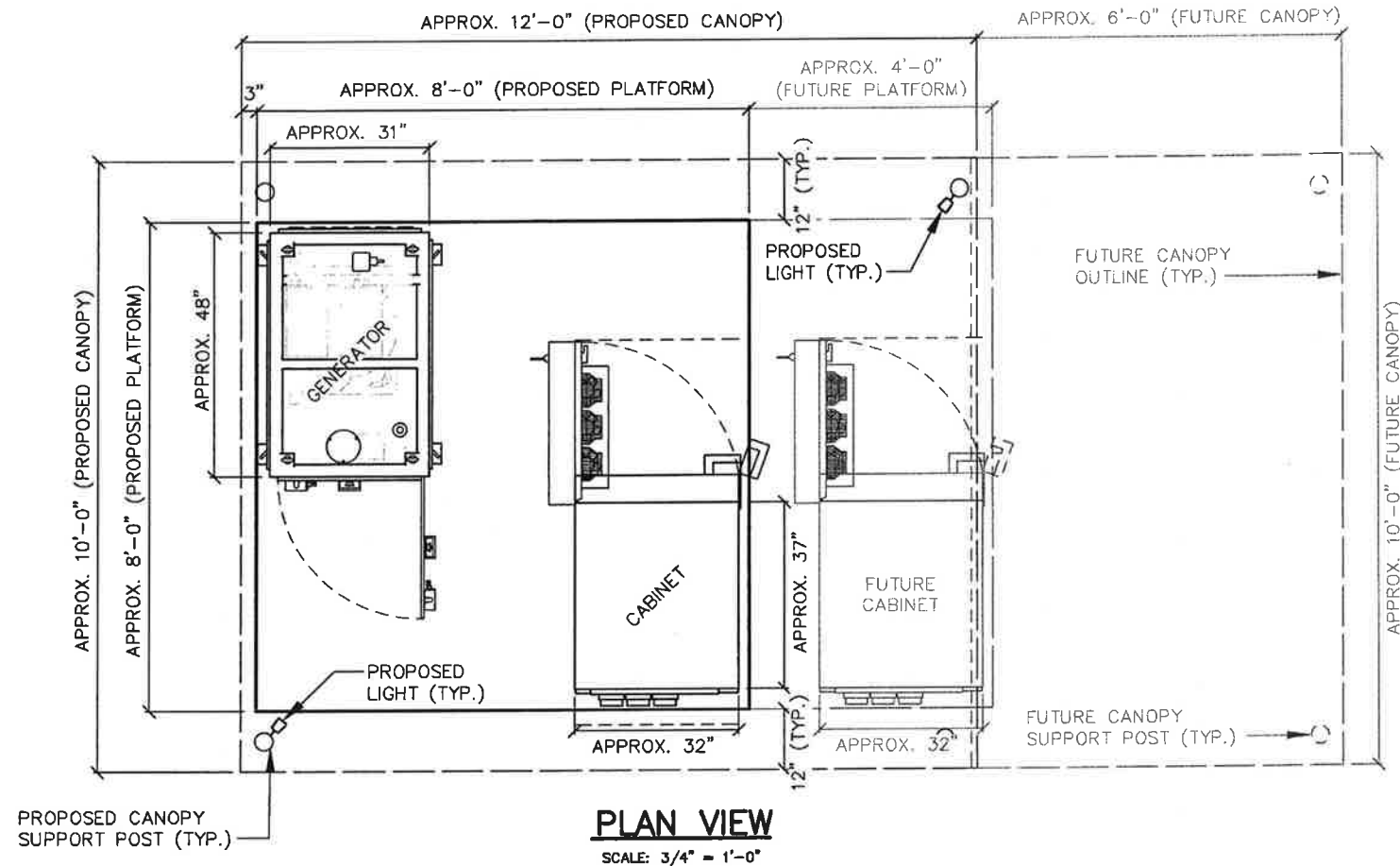
APPLICANT/LESSEE:
NEW PAR, A DELAWARE PARTNERSHIP
dba VERIZON WIRELESS
24242 NORTHWESTERN HIGHWAY
SOUTHFIELD, MICHIGAN 48075
PHONE: (248) 915-3000

verizon
SITE #144 - "N TERRITORIAL & SPENCER"
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
SITE PLAN DETAIL

2

JOB No.	DATE	REV.	DATE	REV.	DATE	REV.	DATE	REV.
94044-144	8/13/15	1	8/13/15	2	8/13/15	3	8/13/15	4
1. CHANGE SHEET TO CABINET								
2. CHANGE LEASE PARCEL SIZE								
3. ADD TREES AND REM BARRIRED WIRE								
4. ADD FENCE PER TWP.								
5. EXIST. POLE HEIGHT								

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APPLICANT/ESSEE:
NEW PARK DELAWARE PARTNERSHIP
680 VERIZON WIRELESS
24242 NORTHWESTERN HIGHWAY
SOUTHFIELD, MICHIGAN 48075
PHONE: (248) 915-3000

verizon
SITE #144 - "N TERRITORIAL & SPENCER"
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
TYPICAL EQUIPMENT VIEWS

3

JOB No.	94044-144	DATE	5/06/16	SHEET	3	OF	4
REVISION		REV. DATE		CAND. TIES			
1. ADD SHEET		5/06/16		ENG. JAF			
				PRG. JAF			
				DATE: 5/14/16			
				BY: 2437			

R:\0404\144\0404\144-SPT.dwg, 5/19/2016 11:33 AM, Scott G. Fisher, None
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EXHIBIT 3

Distance To Adjacent Residential Homes



JOB NO. **94044-144**

DATE: 5/06/16

4

verizon
SITE #144 - "N TERRITORIAL & SPENCER"
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
AERIAL VIEW

APPLICANT/LESSEE:

NEW PAR, A DELAWARE PARTNERSHIP
dba VERIZON WIRELESS
24242 NORTHWESTERN HIGHWAY
SOUTHFIELD, MICHIGAN 48075
PHONE: (248) 915-3000



MIDWESTERN
CONSULTING
385 Plaza Drive, Ann Arbor, Michigan 48106
(734) 963-1000
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

EXHIBIT 4

**Notarized Statement of
Collocation Opportunities**

VERIZON WIRELESS LETTERHEAD

May 17, 2016

Planning Commission
Township of Northfield
8350 Main Street
Whitmore Lake, MI 48189

Re: Collocation Opportunities

Dear Planning Commission Members:

This letter is written to confirm that Verizon Wireless has a policy encouraging the shared use of all towers in its network. We regularly collocate both inbound (on our towers) and outbound (locate on other towers). In conformance with this continued program, please accept this notarized letter stating that the proposed 150' monopole in Northfield Township is being designed to permit collocation and will be available for other carriers to collocate.

If you have any questions please call.

Very truly yours,

By: _____
Douglas Weber
Its: Principal Engineer-R/E Regulatory

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, _____, a Notary Public for said County and State, do hereby certify that Douglas Weber personally came before me this day and acknowledged that he is a Principal Engineer – R/E Regulatory for New Par, a Delaware partnership d/b/a Verizon Wireless, By: Verizon Wireless (VAW) LLC, its managing partner, and that he is authorized to execute the aforementioned letter on behalf of said partnership and limited liability company.

Notary Public

EXHIBIT 5

Radio Frequency Letter



May 16, 2016

Regarding the structure height for proposed Verizon Wireless tower "North Territorial & Spencer".

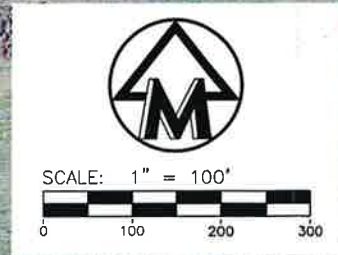
Wireless communication structure heights are chosen based upon several conditions and criteria. At Verizon Wireless, we strive to ensure that we have ample height to broadcast our signals in the most effective and efficient manner. This limits the number of towers in a given area (it is more efficient to use one tower at 150' than it is to use two towers at 75' to cover the same area). We also have to ensure that there is enough room on the structure for additional co-locating antenna arrays. If a tower is built using a height that is just adequate for one carrier, then additional carriers may be forced into searching for a new location that offers greater height instead of locating their equipment on the existing structure.

The tower proposed was evaluated at 120' and it was found to be inadequate in height as it does not meet the guidelines in the above criteria. We are proposing an additional 30' in height to maximize the coverage benefits of this location and to ensure that it is a desirable location for other wireless service providers.

Very truly yours,

A handwritten signature in blue ink that reads "Michael Avery".

Michael Avery
Radio Frequency Engineer
Verizon Wireless

EXHIBIT 6

JOB NO.		94044-144		DATE: 5/09/16	
REVISION:		REV. DATE		SHEET 1 OF 1	
1. MOVE L&SE PARCEL PER TWP.		5/18/16		CADD: GUS/SGF	
2. CHANGE POLE HEIGHT		5/19/16		ENCL: JAF	
				PWL: JAF	
				TECH: KMW	
				94044-144-SPT	
				168-447	

verizon
SITE #144 – "N TERRITORIAL SPENCER"
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
WETLAND AND AERIAL OVERLAY VIEW

APPLICANT/LESSEE:
NEW PAR, A DELAWARE PARTNERSHIP
dba VERIZON WIRELESS
24242 NORTHWESTERN HIGHWAY
SOUTHFIELD, MICHIGAN 48075
PHONE: (248) 915-3000



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3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
and Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Site

EXHIBIT 7

Radio Frequency Emissions Letter



May 16, 2016

Regarding the RFE (Radio Frequency Emissions) for the "North Territorial & Spencer" Verizon Wireless structure.

^{ERD}
Total Effective Radiated Power for LTE signals is expressed in units of Watts/MHz as this takes into account the bandwidth of each transmitting signal. At each of the six antennas on the proposed structure, the output power is determined by the antenna type and input power to the antenna. A low power signal is fed into the antenna. The antenna in turn amplifies and beam shapes the signal. The total input power per antenna is 40W on the 700MHz band, and 60W on the 1900/2100 MHz bands. Each antenna is capable of broadcasting both the 700MHz signal and the high-band signals. The bandwidth of the 700MHz transmission is 10MHz. The 2100MHz transmission is 20MHz, and the 1900MHz transmission is 5MHz.

Taking into account the antenna amplification, or gain, and the bandwidth of each transmitting signal, we arrive at the following values:

700MHz:	88.4 W/MHz (legal limit is 1000)
1900MHz:	236.4 W/MHz (legal limit is 1637)
1900MHz:	751.5 W/MHz (legal limit is 1640)

Very truly yours,

A handwritten signature in black ink that reads "Michael Avery".

Michael Avery
Radio Frequency Engineer
Verizon Wireless

R:\0004\144\0004-144.dwg, 5/19/2016 11:33 AM, Scott G. Fisher, None
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EXHIBIT 8

Aerial Boundary Parcel Map



JOB NO.	94044-144	DATE	5/06/16
PERSON	SCOTT G. FISHER	SHEET	4 OF 4
1. JOB SHEET		REV. DATE	5/06/16
2. MAKE LASE PARCEL FOR TWP.		CAUD. TES. GLS	
3. CHANGE POLE HEIGHT		5/19/16	END. JMF
		PAE. JMF	
		TECH. RWF	
		94044-144-301	
		94044-144-301	

4

verizon
SITE #144 - "N TERRITORIAL & SPENCER"
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
AERIAL VIEW

APPLICANT/LESSEE:

NEW PAR. A DELAWARE PARTNERSHIP
666 VERIZON WIRELESS
24242 NORTHWESTERN HIGHWAY
SOUTHFIELD, MICHIGAN 48075
PHONE: (248) 915-3000



MIDWESTERN
CONSULTING
3845 Plaza Drive Ann Arbor, Michigan 48108
(734) 955-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

EXHIBIT 9

Public Hearing Sign Posting Photo

CONDITIONAL USE PERMIT PUBLIC HEARING SITE PLAN REVIEW

To Permit a Wireless Cellular Telephone Monopole **120' MONOPOLE**

• Hearing Date: May 4, 2016 - 7pm • Location: Northfield Twp. Office - 8350 N. Main St., Whitmore Lake

SITE TAX PARCEL: B-02-27-100-003 SITE ADDRESS: 2727 EAST TERRITORIAL RD., NORTHFIELD MI.

FOR ADDITIONAL INFORMATION:

Robert Przybylo Northfield Twp. Building Dept.

248-613-4399

8350 N. Main St.

Whitmore Lake, MI 48319

734-449-2880

APPLICANT:

New Par / Verizon Wireless

2424 Northwestern Hwy.

Southfield, MI 48075



SITE PLAN

PUBLIC NOTICE

POSTED BY JONATHAN R. CRANE, ATTORNEY, ROCHESTER, MICHIGAN



**CONDITIONAL USE PERMIT
PUBLIC HEARING**

1. A map of the proposed site is attached to this permit application. The map shows the location of the proposed site and the surrounding area. The map is available for public review at the public hearing.

2. The proposed site is located at the intersection of [redacted] and [redacted]. The site is currently zoned [redacted]. The proposed use is [redacted].

3. The proposed use is consistent with the Comprehensive Zoning Ordinance, Chapter [redacted], Article [redacted], Section [redacted].

4. The proposed use is consistent with the Comprehensive Zoning Ordinance, Chapter [redacted], Article [redacted], Section [redacted].

5. The proposed use is consistent with the Comprehensive Zoning Ordinance, Chapter [redacted], Article [redacted], Section [redacted].

6. The proposed use is consistent with the Comprehensive Zoning Ordinance, Chapter [redacted], Article [redacted], Section [redacted].

7. The proposed use is consistent with the Comprehensive Zoning Ordinance, Chapter [redacted], Article [redacted], Section [redacted].

8. The proposed use is consistent with the Comprehensive Zoning Ordinance, Chapter [redacted], Article [redacted], Section [redacted].

9. The proposed use is consistent with the Comprehensive Zoning Ordinance, Chapter [redacted], Article [redacted], Section [redacted].

10. The proposed use is consistent with the Comprehensive Zoning Ordinance, Chapter [redacted], Article [redacted], Section [redacted].

Clothes shoes

April 28, 2016

Planning Commission
 Northfield Township
 8350 Main Street
 Whitmore Lake, MI 48189-0576

Subject: Verizon Monopole/2727 East North Territorial Road; Conditional Use Review #1; Application received by Township on 3/18/2016.

Dear Commissioners:

We have reviewed the proposed conditional use application submitted by RJP Consulting on behalf of Verizon Wireless, for the construction of a new 120-foot tall wireless monopole structure at the Township-owned Fire Station#2, 2727 E. North Territorial Road. Along with a monopole, the applicant proposes an equipment shelter at the base of the tower, to be enclosed with chain link fence around a 2,000 sq. ft. lease area. The plan includes landscaping around the outside of the fence and a 30-foot-wide access and utility easement leading from N. Territorial Rd. to the lease site. The site is zoned AR (Agricultural) District.



Under the Michigan Zoning Enabling Act (MZEa), a new wireless communication facility can be reviewed as a conditional land use, subject to the information and requirements of the Zoning Ordinance. The MZEa also imposes time limits on the local review process. Wireless communication facilities are permitted in the AR District subject to conditional use approval per Section 36-838 of the Township Zoning Ordinance. The required public hearing is scheduled for May 4, 2016.

CONDITIONAL USE COMMENTS

Conditional use approval of wireless communication facilities is subject to both the specific standards listed in Section 36-720 of the Zoning Ordinance, and the general discretionary standards in Section 36-838 applicable to all conditional uses. Beginning with the specific requirements, our comments are provided below:

A. **Application Requirements Specific to Wireless Communications Facilities [Section 36-720 (c)(2)]**. Most of the information required by this section has been provided, including contact information for the applicant; map showing location of all existing towers in the Township; scaled site plan with details; legal description of overall parcel and lease area; setbacks from nearest residential structures; separation distance from other towers; landscape plan; fencing; notarized statement regarding collocation; backhaul provider; suitability of existing towers or alternative technology; name of tower manufacturer; radiation output; and maintenance plan. The following items remain to be addressed:

1. The applicant's letter dated 3/16/2016 says that a map showing future tower locations, structures and antenna proposed or anticipated cannot be provided since it is proprietary. The applicant states that in general, new sites may be needed in the northwest, northcentral and southeast parts of the Township. Compliance with this requirement must be addressed to the satisfaction of the Planning Commission.
2. Sub-section m. requires an environmental impact statement. According to the application, a phase one environmental review has been completed and indicates no perceived impacts; a copy of that report must be submitted for Township review.
3. A narrative must be provided with the radiation output data that verifies whether the anticipated output is consistent with current FCC emission regulations.
4. The boundaries of the lease area must be clarified and dimensioned on the site plan. We recommend that the proposed evergreen trees outside the fence be included within the lease area.

B. **Section 36-720 (c)(4). Specific Factors Related to Wireless Communication Facilities.** The Planning Commission may waive or reduce any of the following requirements if it determines that doing so better serves the goals of the section:

1. ***Height of proposed tower.*** Section 36-720 (d)(5) limits heights of towers and structures to no more than 180 feet. At 120 ft. tall with an additional 7 ft. lightning rod, the proposed monopole complies.
2. ***Proximity of tower to residential structures and residential district boundaries.*** The proposed facility is on an AR Agriculture-zoned parcel - the Township-owned fire station. The AR district also permits single family residential dwellings on lots of 5 acres and larger. The closest residential dwellings are to the south and east, at 536 ft. and 595 ft. away.
3. ***Nature of uses on adjacent and nearby properties.*** The land to the west and north is wooded and some is farmed. To the east is a single family residence and the fire station building; to the south (across N. Territorial Rd.) is vacant/farmland and a single family dwelling with accessory structures.
4. ***Surrounding topography.*** The surroundings are relatively flat. McCarty Drain No. 2 is to the north.
5. ***Surrounding tree coverage and foliage.*** The proposed tower location is well screened by wooded land to the west and north. However, the N. Territorial Rd. frontage of the fire station is lawn and wide open to accommodate public safety vehicles and visibility. The house south of N. Territorial Rd. will have its view of the proposed tower partially buffered by the fire station building; the house to the east will have its view somewhat buffered by a tree/brush line (mostly deciduous). Both dwellings would benefit from additional screening; we recommend evergreen trees be planted

between the tower and the road frontage on both sides of the west fire station driveway and along the tree line to the east as transition strips. Relocation of the tower site west to be behind the woods could also improve its screening.

Along Sutton

6. **Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.** The applicant states that the proposed monopole is a less obtrusive design than a lattice tower. The galvanized metal color is intended to "blend in with the sky". There are no other features incorporated that would reduce visual obtrusiveness.
7. **Proposed ingress and egress.** The tower site will be accessed from the fire station driveway with a gravel drive extension at the northwest corner of the existing pavement.
8. **Availability of suitable existing towers, others structures or alternative technology.** Propagation maps have been submitted, illustrating existing coverage without the facility and projected coverage that can be obtained with the new tower. Per the applicant, there is a lack of service on the stretch of N. Territorial Road that will be covered by the new facility.

Section 36-720(d)(1) sub-section a., requires that no tower may be located within 2 miles of another commercial communication tower. The tower location map shows that the proposed new tower would be within 1.7 and 1.9 miles of two other commercial towers. Also, in late 2014, AT&T was approved to build a tower at 6741 Sutton Rd. That tower has not been constructed, but it would also be within 2 miles of the site, approximately 0.5 miles away. Per Section 36-839, "An approved conditional use permit, including all attached conditions, shall run with the land in the approval and shall be binding on all successors and assigns." It is our understanding that the AT&T tower's site plan approval has expired and would have to be obtained again, but arguably, the conditional use approval could still be valid. The status of the Sutton Road tower site should be determined. If the Sutton Rd. site is still approved, it must be included on the map of facilities and considered in the evaluation of site alternatives.

The Planning Commission may waive the Ordinance's separation distance requirements, if it determines that "the proposed tower is of exceptional design so as to create a positive architectural and/or environmental feature which is compatible with the character of the surrounding area and community". The proposed tower is a standard monopole, and does not appear to be an exceptional positive architectural and/or environmental feature. While it is not uncommon for towers to be located at a public safety facility like a police or fire station, we recommend the Commission review this matter and give the applicant direction regarding alternative designs, such as a "tree" or mounting upon or incorporating into another compatible structure that could be substituted for the standard monopole.

Further, not enough information has been about the two closest tower locations identified by the applicant - How many carriers are already on those towers? Is there a possibility of collocation on those towers? If not, why? Can any adaptation be made to those towers to accommodate the applicant's antenna without the need for a new facility?

9. **The design of the proposed structure will accommodate collocation of additional users.** The new monopole is designed to allow for two additional co-locators in the future, however the applicant must submit an affidavit stating they will permit and not unreasonably obstruct collocation.

oh

C. **Section 36-720 (c)(5) Availability of Existing Towers or Other Structures or Alternate Technology.** This section requires that the applicant provide evidence to demonstrate no existing towers or alternative technology can be utilized to accommodate the proposed antenna. As described in comment B.8 above, additional information is required to justify the need for a new facility. While the applicant states that none of the existing towers will meet Verizon's coverage needs, it is not clear if modifying one or more of the existing towers in the vicinity, or if construction of the Sutton Rd. site (that the applicant did not include in its analysis) would create the applicant's desired coverage.

D. **Section 36-720 (d). General Regulations** for all wireless communication towers:

1. **Location of towers or structures.**

- a. ***No single tower shall be located within two miles of another commercial communication tower. This requirement may be waived if the Planning Commission determines that the tower is of an exceptional design so as to create a positive architectural and/or environmental feature which is compatible with the character of the surrounding area and community. Additional communications apparatus can, however, be located on an existing tower or other structure capable of accommodating such apparatus. See Comment B.8., above.***
- b. ***No tower shall be located closer than 1,000 feet from the boundary of any residential district, including any PUD district incorporating residential uses. All of the surrounding land is zoned AR Agriculture. The closest residential dwelling is 536 feet from the proposed tower. We estimate that 4 houses are located within 1,000 feet of the proposed tower.***
- c. ***A tower shall have a minimum setback from all property boundaries equal to the height of the tower. Setbacks are greater in all directions than the required 127 ft.***
- d. ***Guys and accessory buildings must satisfy the minimum zoning district regulations. No guy wires are proposed since the structure is a monopole. The proposed equipment shelter complies with AR district setback regulations; the height of the equipment shelter and all accessories must be dimensioned.***
- e. ***For purposes of measurement, any required tower setback and/or separation distance shall be calculated and applied to facilities located adjacent to municipal and county jurisdictional boundaries. Not applicable.***

2. **Access.**

Unobstructed access constructed in accordance with all provisions of this chapter shall be provided to the tower and apparatus building to ensure service by police, fire, and emergency vehicles. Access to the tower lease area is unobstructed, across the paved fire station drive and a short gravel driveway.

3. **Structural design and installation.**

- a. ***The plans for the tower construction shall be certified by a registered structural engineer, and the applicant shall submit verification that the installation is in compliance with all applicable codes. All towers or structures must meet all applicable standards of the Federal Aviation Administration and the Federal Communications Commission. The applicant's letter states they will comply with all applicable FAA and FCC standards. A letter from an***

engineer at the tower manufacturing company verifies the structural stability of the monopole proposed.

- b. ***All towers or structures must meet or exceed current standards and regulations of the FAA, the FCC, and other agency of the state or federal government with the authority to regulate towers, structures, and antennae. If such standards and regulations are changed, then the owners of the towers, structures, and antennae governed by this section shall bring such towers, structures, and antennae into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. Failure to bring towers, structures, and antennae into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.*** The applicant agrees to comply with all applicable governmental, health and industry safety standards and FAA and FCC regulations and standards.
- c. ***To ensure the structural integrity of towers or structures, the owner of a tower shall ensure that it is maintained in compliance with standards contained in the state construction code and the applicable standards for towers or structures that are published by the Electronic Industries Association, as amended. If, upon inspection, the township concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have 30 days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within said 30 days shall constitute grounds for the removal of the tower or antenna at the owner's expense.*** The applicant agrees to comply with all applicable governmental, health and industry safety standards and FAA and FCC rules.
- d. ***Antennae and metal towers or structures shall be grounded for protection against a direct strike by lightning. The electrical wiring and connections on all towers and structures shall comply with all applicable local, state, and federal statutes, regulations, and standards.*** The top of the monopole includes a 7 ft. tall lightning rod. Information regarding grounding and compliance with the above listed regulations must be provided with the site plan.
- e. ***Towers or structures with antennae shall be designed to withstand a uniform wind loading as prescribed in the state construction code.*** The tower engineer's statement addresses this.
- f. ***Towers and structures shall be subject to any state and/or federal regulations concerning nonionizing electromagnetic radiation. If more restrictive state and/or federal regulations are adopted in the future, the operator of the tower shall bring the antennae into conformance with such standards within 60 days of its adoption, or the conditional use permit shall be subject to revocation by the township board. The operator of the tower shall bear the costs for testing and verification of compliance.*** The applicant agrees to comply with all applicable governmental, health and industry safety standards.
- g. ***All signals and remote control conductors of low energy extending substantially horizontally above the ground between a tower or antennae and a structure, or between towers, shall be at least eight feet above the ground at all points, unless buried underground.*** The applicant must provide a written statement that they will comply with the Township's requirements for signal and remote control conductors.

- h.** *The base of the tower shall occupy no more than 500 square feet.* The base of the tower occupies considerably less than 500 square feet.
- i.** *All communications tower operators shall be required to provide an annual report of total radiation output from all channels and all antennae on the tower, including all co-locators, from an independent contractor as recommended by the township engineer or its designee. The report shall contain any and all information deemed necessary by the Planning Commission. The applicant must provide a written statement that they will provide any information required by the Township Engineer in this regard.*
- 4.** **Lighting.** *Towers or structures shall not be artificially illuminated.* The tower is not required to be lit since it is less than 200 feet in height.
- 5.** **Height.** *Towers and structures shall not exceed 180 feet in height.* The proposed tower complies.
- 6.** **Design.**

 - a.** *Except as otherwise provided herein, all towers shall be of monopole design and shall be constructed of, or treated with, corrosive resistant material.* The tower is proposed as a galvanized steel monopole. Based upon the separation distance requirement, a stealth/alternate design is recommended. See comment B.8, above.
 - b.** *Advertising, signs, and identification of any kind intended to be visible from the ground or other structures shall be prohibited, except as required for emergency purposes.* No signs are proposed other than required emergency contact information.
 - c.** *The antennae shall be painted to match the exterior treatment of the tower. The paint scheme of the tower and antennae shall be designed to minimize off-site visibility of the antennae and tower. The applicant must confirm compliance and note it on the plan.*
 - d.** *The design of the buildings and related structures shall, to the maximum extent possible, use materials, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.* The applicant states that the galvanized steel tower will blend in with the sky. Details of the equipment cabinet and associated accessory structures must be provided.
 - e.** *If an antenna is installed on a structure other than a tower (such as a clock tower, bell steeple, or light pole), the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.* Not applicable.
- 7.** **Fencing and Landscaping.** *The tower and appurtenant apparatus building shall be secured by fencing a minimum of six feet in height. The fencing and apparatus building shall be screened with a landscape strip at least 20 feet wide along each side of such fencing and/or building. Specifications for spacing and plant materials shall be as set forth in section 36-706. The landscape strip shall be maintained in good condition at all times so as to continue its effectiveness. Existing mature on-site vegetation and natural land forms shall be preserved to the maximum extent feasible. In some cases, such as towers or structures sited on large, wooded*

lots, natural growth around the property perimeter may provide sufficient buffer, in which case the planning commission may waive the landscaping requirements of this subsection. The site plan shows 6 ft. chain link fence with 3 strands of barbed wire around the equipment area. Barbed wire is permitted only around farmland. Although the site is in the AR district, a wireless communication facility does not constitute a "farmland" use. The barbed wire must be removed.

A landscape buffer of 6 ft. tall Colorado spruce planted 20 feet on center is proposed outside the fencing. Installation of the proposed monopole will not cause the removal of any existing mature vegetation. A landscape maintenance plan must be added to the site plan and note that "dead or diseased plants will be replaced within 6 months or in the next appropriate planting season, whichever comes first."

8. ***Employees.*** No employees shall be located on the site on a permanent basis to service or maintain the antennae. Occasional or temporary repair and service activities are excluded from this restriction. The facility will be unmanned, with periodic visits by maintenance personnel.
9. ***Site plan required.*** The applicant shall submit a preliminary and final site plan in accordance with article XXVIII of this chapter, and including details of tower lighting required and approved by the Federal Aviation Administration. The applicant has submitted a preliminary site plan which ~~X~~ must be revised as described in this review prior to site plan approval. No light detail is required.
10. ***Franchises.*** Owners and/or operators of towers, structures, or antennae shall certify that all franchises required by law for the construction and/or operation of a wireless communication system have been obtained and shall file a copy of all required franchises with the township prior to final site plan approval. The applicant must provide a written statement that they will comply with any franchising requirements.
11. ***Engineering certification.*** Any information of an engineering nature that the applicant submits, whether civil, mechanical, or structural, shall be certified by a licensed professional engineer. The 2-sheet plan set is signed and stamped by a licensed engineer.
12. ***Non-essential services.*** Towers, structures, and antennae shall be regulated and permitted pursuant to this section and shall not be regulated or permitted as essential services, public utilities, or private utilities. The application complies.
13. ***Cessation of operation.*** The township shall condition approval of any new tower subject to the removal of said tower, including all structural components of the tower above and below ground, within 180 days of cessation of operation. The township reserves the right to request evidence of ongoing operation at any time after construction of an approved tower. Any antenna or tower, whether approved under this section or existing at the time of adoption of the ordinance from which this chapter is derived, that is not operated for a continuous period of 180 days shall be deemed abandoned. Failure to remove an abandoned antenna or tower within 60 days of receipt of a notice from the township requesting such removal shall be grounds for the township to remove the tower or the antenna at the tower and/or property owner's expense. If there are two or more users of a single tower, this provision shall not take effect until all users cease using the tower. Written agreement to comply with removal requirements must be submitted to the Township.

14. **Division of property prohibited.** *The division of property for the purpose of locating a facility is prohibited unless all requirements of the township ordinances are met.* The site is Township-owned and no division is proposed.
 15. **Facility not to be used for advertising.** *The facility shall not be used for advertising purposes and shall contain no signs or lighting except to identify the provider and emergency telephone numbers and as may be required by the FAA.* No advertising is proposed.
 16. **Security.** *In order to ensure removal of the wireless communication structure, in the event of abandonment or cessation of operation, the planning commission may require that security be posted at the time a building permit is obtained for uses as specified in the conditional use permit in an amount sufficient to guarantee that the applicant shall perform the terms and conditions of the conditional use permit.* The applicant must provide the necessary financial guarantee.
- E. **Section 36-838. General Conditional Use Approval Requirements.** In addition to complying with the specific requirements for wireless facilities enumerated above, for conditional use approval to be granted, the Planning Commission and Township Board must find that the proposed use satisfies the following general criteria:
1. ***Will be harmonious with and in accordance with the general objectives, intent and purpose of this article.*** The proposed tower is located in an agriculturally zoned and master planned district and is not close to any concentration of uses. Per the applicant, the proposed tower is similar in appearance or perception to other large structures like wind turbines and high voltage transmission lines that are commonly found in agricultural areas. A properly designed tower that provides for public safety communication might be found harmonious. However, the standards and objectives of the Zoning Ordinance that are designed to avoid a concentration of towers (when collocation can be achieved) and thereby minimize the visual impact and clutter of these facilities, have not been met. Revisions to the facility design, acceptable confirmation that the applicant can't collocate on an existing tower(s) or use other means to provide service, and other options that are consistent with the intent and purposes of the Ordinance must be addressed to the Commission's satisfaction.
 2. ***Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.*** The general vicinity is master planned AG, Agricultural for farming and single family residences on lots 5 acres and larger. The tower and associated ground-mounted equipment will be within a fenced area and accessed from the fire station's paved driveway. The fence and much of the equipment inside the enclosure will be screened with evergreen trees, and the land to the north and west is wooded, reducing the visual impact of the facility. The primary impact to the surroundings will be the view of the tall structure from road and the south and east; installation of additional landscape screening, and/or relocation of the tower to be better screened by existing trees is recommended, as discussed in this review.

The facility will be unmanned and will be visited by maintenance personnel only, 2 to 4 times per month. The short drive and T-turn area inside the fence are noted as gravel surface; given the infrequent traffic to the enclosure, we believe the Commission could find this surface sufficient. A maintenance statement on the site plan assures that site problems will be corrected in accordance with Township requirements and a letter addresses weed control, and removal of snow and debris.

As a condition of site plan approval, a landscape maintenance plan with replacement guarantee will be required.

3. ***Will be compatible with the natural environment and existing and future uses in the vicinity.*** The north and west sides of the tower's lease area are generally screened from view off-site by existing trees and brush, but the installation will be very noticeable from N. Territorial Rd. In order to improve its compatibility with the vicinity, we recommend that (subject to Township Board approval) clusters of large evergreen trees and/or other dense vegetation should be planted between the tower and N. Territorial Rd. and as a transition strip on the east side of the fire station lot, at or near the lot line. Relocation of the facility to the west, so that the wooded area is to its south may also improve the tower's compatibility with existing and future uses.

The fence around the lease area will be screened with evergreen trees planted 20 feet on center. The fire station is a necessary public safety facility; the surroundings are generally intended to be very low density residential and agricultural uses. The environmental impact statement must be submitted to confirm the lack of negative environmental impacts.

4. ***Will be compatible with the Township land use development plan.*** The Township Master Plan designates the site for low density single family development, farms and farm structures, scenic corridors, landscape features such as fields and similar. The Plan does not anticipate a concentration of population here and the Zoning Ordinance mirrors the Master Plan by requiring, under ordinary conditions, tower separations of 2 miles or more. However, the site is near a minor arterial road carrying higher volumes of traffic through the Township and is part of the existing and planned Township fire station where communication facilities could be found compatible.

The proposed tower location, less than 2 miles from 2 existing towers and approximately 0.5 miles from a potential tower site, may not be compatible with the Master Plan's vision. This standard can be met if the tower is redesigned to be a positive feature that blends in with the surrounding rural residential environment and natural features. Further, sufficient evidence has not been submitted that would allow the Commission to determine that collocation and other more compatible alternatives are not feasible.

5. ***Will be or can be served adequately by essential public facilities and services.*** Access is to N. Territorial Road, a paved minor arterial road, via the fire station's existing paved driveway and a gravel drive. The only utilities required are electricity and fiber optic service, both of which are available. Fire protection is on-site.

6. ***Will not be hazardous or disturbing to existing or future neighboring uses.*** The proposed tower is a monopole which is less intrusive than a "lattice" tower design. Since the tower is less than 200 feet in height, the FCC does not require lights, and the Zoning Ordinance prohibits other tower illumination. The tower and equipment cabinet generate no noise, although in the event of a power outage, the generator will run and create noise. Noise mitigation must be documented so that the sound will not be in excess of that typical for residential areas. Per the plans, the 120 ft. monopole has a 127 ft. fall zone, well clear of any other structures, including the fire station which is the closest building. The applicant must provide evidence that the radio and radiation emissions will be compliant with FCC standards. In the event all other requirements are satisfied, we do not anticipate the use being hazardous or disturbing to the existing or future neighboring uses.

7. Will not create excessive additional requirements at public cost for public facilities and services.

No water or sanitary sewer connections are needed, and as noted above, power and fiber optic service are available. No additional infrastructure or public services are required. Per the applicant, there will be no public funds required for this project.

RECOMMENDATION

Based upon the information submitted, we find that the application for Verizon Wireless does not yet comply with several of the Zoning Ordinance requirements for conditional use approval. The deficiencies noted in our comments above, including some site design details, documentation regarding compliance with governmental regulations, the issue regarding inadequate separation distance of the proposed tower from other existing towers, compatible tower design, and other items must be addressed to the satisfaction of the Planning Commission. The major issues that must be resolved before making a recommendation, are presentation of sufficient evidence by the applicant that the 2 - 3 other towers/sites will not work, and proposing an "exceptional architectural and/or environmental design" that would justify the Commission allowing this new tower to be constructed less than 2 miles from those other towers.

Prior to the Planning Commission acting on the application, we recommend the following items and information be addressed with a revised and dated site plan:

Conditional Use:

1. If the Commission determines the applicant's general statement that future facilities will be needed in the northwest, northcentral and southeast parts of the Township is not sufficient, a map shall be provided;
2. Submit the environmental impact statement;
3. Explain radiation output data with documentation demonstrating compliance with FCC rules;
4. Clarify the boundaries of the lease area on the site plan, and include the evergreen trees;
5. Improve screening/buffering of the view of the tower from off-site by planting additional trees between the tower and the road frontage and along the tree line to the east, by relocating the tower to be better screened by existing trees, and/or by other means acceptable to the Planning Commission.
6. Confirm that the approval previously granted for monopole at 6741 Sutton Road has expired, or include that approved tower location as part of this application;
7. Submit additional written evidence regarding the other towers within 2 miles pertaining to their height, number of carriers/antenna in place, etc. to confirm whether or not collocation opportunity(s) that would accommodate the proposed antenna are available on any of them (including Sutton Rd. site if applicable), per Section 36-720 (c)(5);
8. Satisfaction of the requirement for the tower to be designed as a positive, exceptional architectural and/or environmental feature;
9. Affidavit agreeing to permit and not unreasonably obstruct collocation on the tower; and
10. Site plan approval.

Site Plan:

1. Provide details of, and dimension the height of the equipment shelter and all accessories;
2. Comply with the Township's requirements for grounding, wiring and signal and remote control conductors.
3. Agreement to provide annual report of total radiation output with information as determined by the Township engineer;
4. The antenna shall be painted or otherwise treated to match the tower and this noted on the plan;

5. Provide detailed landscape maintenance plan including replacement guarantee for landscaping;
6. Remove barbed wire from fence;
7. Replace the gravel surface with pavement unless the Commission determines that based on the infrequent traffic to the enclosure and nature of the use that gravel is acceptable;
8. Generator noise controls specified so as to be compatible with the vicinity;
9. Utilities and infrastructure to be reviewed during site plan review; and
10. Provide the Township with necessary assurances, agreements, documents and financial guarantees (as noted in Section D above).

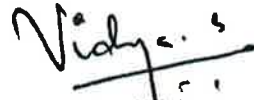
Under the MZEA's "shot clock", after an initial 14-day period, the Township has 90 days to take action on a new tower. In this case, if the Township does not take action by June 29th, the application may be considered approved. Therefore, if the above issues cannot be satisfactorily addressed by the Commission's May 18th meeting, the Planning Commission may need to recommend denial to the Township Board.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP
Senior Vice President



Vidya Krishnan
Senior Planner

cc: Howard Fink, Township Manager

New ParA Delaware Partnership DBA Verizon Wireless, 24242 Northwestern Hwy., Southfield, MI 48075

RJP CONSULTING

EXHIBIT 12

Application for Planning Approval

March 16, 2016

Planning Commission
Northfield Township
8350 North Main Street
Whitmore Lake, MI 48189

RE: Verizon Wireless Application for Conditional Use Permit and Site Plan Review at 2727 East North Territorial Road

Dear Planning Commission:

Enclosed with this correspondence are the following:

1. Completed and Signed Application for Conditional Use Permit and Site Plan Review
2. Signed and Sealed Site Plan
3. Radio Frequency Propagation Maps demonstrating gap/need for coverage
4. Map of Existing Township Towers
5. Fall Zone/Civil Engineer Letter
6. Letter from Applicant in compliance with Section 60.23
7. Letter Stating Total Radiation Output

In addition to the foregoing attachments, set forth below is a description of the criteria of Section 60.23 of the Northfield Township Ordinance ("Ordinance") and a response as to how Verizon Wireless has met each of these respective requirements under the Ordinance. We respectfully ask that Verizon's Application be considered by the Planning Commission at the first available date.

INTRODUCTION

As reflected in Verizon's responses below, it is necessary for Verizon to erect a 120' monopole (with 7' maximum lighting rod on top) and accompanying equipment ("Proposed Facility") at the property located at 2727 East North Territorial Road ("Site"), so it can remediate an existing gap in network coverage in the area surrounding the Site and improve its network reliability.

Verizon Wireless desires to provide Northfield Township with dependable wireless service. It is essential that Verizon Wireless be allowed to develop their network in such a way that enables them to provide adequate coverage to their existing and future customers in and through this area. Verizon Wireless has a Radio Frequency License from the FCC for the State of Michigan. The FCC requires its licensees to provide adequate and reliable service in the licensed area as specified in Title 47, Part 24.103 of the Code of Federal Regulations. In order to fulfill this requirement for their FCC license, Verizon Wireless needs to provide continuous, uninterrupted wireless communication service in the area that is the subject of this Application. Without the proposed site, Verizon Wireless will suffer several hardships: 1.) disruption of the network design; 2.) compromising needed coverage; and 3.) Verizon Wireless' inability to provide adequate and reliable coverage to the public, among others. The Proposed Facility will allow Verizon Wireless to provide the quality of service required by the FCC and demanded by the public.

The Proposed Facility will be designed and constructed to meet applicable governmental, health and industry safety standards. Specifically, Verizon Wireless will comply with all FCC and FAA rules governing construction requirements, technical standards, lighting, interference protection, power and height limitations and radio frequency standards.

ORDINANCE ANALYSIS

In addition to the materials attached hereto, Section 60.23 of the Ordinance requests the Applicant to respond, in pertinent part, to the following:

- C.2.
- a: Applicant information provided on the CUP application as well as a separate letter.
 - b: Provided and attached.
 - c: Please see attached site plan.
 - d: Please see attached site plan.
 - e: Please see attached Map of Existing Township Towers
 - f: Please see attached site plan.
 - g: Please see attached site plan.
 - h: Please see attached letter.
 - i: AT&T provides fiber backhaul.
 - j: The Proposed Facility is necessary to provide continuous, uninterrupted wireless communication service for Verizon customers in the area that is the subject of this Application. A Radio Frequency Engineer from Verizon has provided the accompanying RF Propagation Maps, attached hereto, which demonstrate that the Proposed Facility must be at least 120 feet in order to provide seamless coverage within the network plan. There are no existing towers in the area that can provide suitable coverage to meet our objectives.
 - k: Verizon is unable to provide a map as it is proprietary information. Verizon can say that in the next few years it is forecasting a need for new sites in the northwest area, north central area, and southeast area of the township.
 - l: Verizon has completed a Phase One environmental assessment and a NEPA review per FCC guidelines and there is no impact on wetlands, flood plains, wilderness areas, wildlife preserves, endangered species, and historical sites.
 - m: Please see attached Fall Zone/Civil Engineer Letter.
 - n: A Radio Frequency Engineer from Verizon has provided the accompanying RF Propagation Maps, attached hereto, which demonstrate that the Proposed Facility must be at least 120 feet in order to provide seamless coverage within the network plan.
 - o: Please see attached Letter Stating Total Radiation Output.
 - p: Please see attached letter.
- D1.
- a: The existing towers in the township are just too far away from the area that Verizon is trying to improve the network in. If Verizon were to use any of the existing towers, it would leave a gap in coverage along North Territorial that would require Verizon to build a new tower anyway. By building this Proposed Facility, Verizon is eliminating a gap in coverage and providing continuous uninterrupted service in this particular area of the township as well as providing collocation opportunities for future use by carriers thus eliminating the need for multiple towers in a particular area.
 - b: The Proposed Facility complies with this requirement.
 - c: The Proposed Facility complies with this requirement.
 - d: The Proposed Facility complies with this requirement.
 - e: Not applicable.

CONDITIONAL USE STANDARDS

Will be harmonious, and in accordance, with objectives and regulations within the Zoning Ordinance:

The Proposed Facility is in an agricultural field and permitted within the AR District as a conditional use. It will have no adverse impact with regard to the surrounding area. Indeed, towers such as the Proposed Facility are consistent with such Districts. It is not uncommon to find much larger structures, such as High Voltage Transmission Lines or Wind Turbines in many agricultural areas.

Will be compatible with the natural environment and existing and future land uses in the vicinity:

The Proposed Facility meets this requirement in that it is located a significant distance from North Territorial Road, at the rear of the subject Property and over 500' from any residential structures. In addition, the Proposed Facility will use a low impact "monopole" design. Such designs are less visually obtrusive than traditional "lattice" type towers. The monopole will be constructed of galvanized metal, which is standard in the industry and designed to blend in with the sky.

That the proposed use will be served adequately by essential public facilities and disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service:

The Proposed Facility will only require commercial power and fiber optic service. Both utilities are available along North Territorial Road and will be brought to the facility by Verizon. It will not require the use of water or sewer.

That the proposed use will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, persons, property, or the public welfare:

The Proposed Facility is consistent with the AR District where it is located. The Proposed Facility will use a low impact "monopole" design. Such designs are less visually obtrusive than traditional "lattice" type towers. The monopole will be constructed of galvanized metal, which is standard in the industry and designed to blend in with the sky. Enabling Verizon to remediate gaps in wireless coverage and providing reliable and adequate coverage to the area will foster the public health, safety and welfare.

That the proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community:

The Proposed Facility will only require commercial power and fiber optic service. Both utilities are available along North Territorial Road and will be brought to the facility by Verizon. It will not require the use of water or sewer. There will be no public funds required for this project.

Will be compatible with the Township's adopted general development plan:

The Proposed Facility is consistent with the AR District where it is located and permitted within the AR District as a conditional use. The Proposed Facility will use a low impact "monopole" design. Providing reliable and seamless coverage in the area subject to this Application will serve the public interest and convenience through providing wireless and internet services as well as enhancing and serving the emergency communications network.

OTHER LEGAL CONSIDERATIONS

A. Applicable Federal Law

The Telecommunications Act of 1996, 42 USC §§151-614 (2001) (effective Feb. 8, 1996) ("TCA") provides certain limitations on the powers of local zoning authorities with respect to the regulation, placement and construction of wireless service facilities. Specifically, the TCA provides that any regulation by the Township with respect to decisions involving wireless telecommunication towers "shall not prohibit or have the effect of prohibiting the provision of personal wireless services. 47 USC 332(c)(7)(B)(i)(I), emphasis added. The TCA further provides that "any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence." 47 USC 332(c)(7)(B)(iii), emphasis added.

It is Verizon's position that it's Application for a Conditional Use Permit to construct the Proposed Facility, as demonstrated herein, meets and/or exceeds all of the review standards set forth in the Ordinance. Therefore, Verizon respectfully requests that its requested Conditional Use Permit be approved by the Planning Commission.

CONCLUSION

In conclusion, Verizon respectfully requests that the foregoing materials be considered by the Planning Commission and that the Proposed Facility be approved and granted a Conditional Use Permit in accordance with Section 60.23 of the Ordinance. Without the Proposed Facility, Verizon will be unable to remediate the gap in network coverage which is demonstrated through the RF Maps attached hereto and as otherwise set forth in this Application and through testimony Verizon will provide at public hearings.

On behalf of Verizon Wireless, we thank you in advance for your timely attention to this Application and look forward to working with the Township throughout the zoning approval process.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Bob Przybylo', with a stylized flourish at the end.

Bob Przybylo
RJP Consulting, Inc. o/b/o Verizon Wireless

Northfield Township

Page 1 of 2

Conditional Use Application Form

Applicant

Name NEW PAR A DELAWARE PARTNERSHIP DBA
 Address 2727 NORTH TERRITORIAL HWY
SOUTHFIELD, MI 48075
 Phone 248-613-4399

Owner

Name NORTHFIELD TOWNSHIP
 Address 8350 N. MAIN ST.
WHITLAND LAKE, MI 48189
 Phone 734-449-2880

If applicant is NOT the property owner, then a statement from the owner MUST be attached, authorizing the application.

☒ Statement has been attached, applicant is not owner (TWP MANAGER TO PROVIDE)
☐ Applicant is owner

Parcel ID number B-02-27-100-003
 Address 2727 EAST NORTH TERRITORIAL ROAD

Zoning District AR
 Development Name V2W 144 NORTH TERRITORIAL & SPENCER
 Proposed Use UNMANNED WIRELESS COMMUNICATION FACILITY
 General Location 2727 E. NORTH TERRITORIAL

Applicants Interest in Property LESSOR

Conditional Use is sought under Section 60.23
 of the Northfield Township Zoning Ordinance.

An application for a conditional use permit shall contain the following information:

- ☒ Proof of ownership
- ☒ Legal Description
- ☒ Scaled and accurate survey drawing, with existing building, drives and other improvements
- ☒ A detailed description of the proposed use
- ☒ A site plan, meeting the requirements of a preliminary site plan, as set forth in Section 64.03, herein.
- ☒ Fee of ~~\$600.00 for CUP / \$500.00 for PSP~~ = \$1,100.00 as established by Northfield Township Board, must accompany application. Fee = \$1550.00

I have read the attached provisions of the Northfield Zoning Ordinance in regards to Article 63.0, Conditional Use and understand a public hearing will be established within sixty-five (65) days of the filing date.

Date 3/16/16 Applicant Bd of also V2W 144 WIRELESS

Application # _____

NORTHFIELD TOWNSHIP

SITE PLAN REVIEW APPLICATION

PROJECT NAME: V2W 144 NORTH TERRITORIAL & SPENCER

PROJECT ADDRESS: 2727 E. NORTH TERRITORIAL

Applicant Information:

Name: NEW P&L A DELAWARE PARTNERSHIP DBA
VERIZON WIRELESS

Address: 24242 NORTHWESTERN HWY, SOUTHFIELD, MI 48075

Phone: 248-613-4399

Email:

Owner Information:

Name: NORTHFIELD TOWNSHIP

Address: 8350 N. MAW ST., WHITMORE LAKE 48189

Phone:

Email:

If the applicant is not the property owner, then a statement from the owner **MUST** be attached authorizing the application.Proof of ownership OR Statement if applicant is not owner is attached. ☒ TWP MANAGER TO PROVIDEIf applicant is not the owner, describe applicant's interest in the property
LESSOR

PROPERTY DESCRIPTION

Legal Description: ☐ Attached ☒ On Site Plan

Parcel ID(s): B-02-27-100-003

Description of Proposed Use: UNMANNED WIRELESS COMMUNICATION FACILITY

Total Acreage of Site: 18 ACRES

Total Floor Area: BASE AREA: 2,000 SQ FT.

Existing:

Proposed: 2,000 SQ FT.

Height of Structure(s) (in stories & feet):

120' MONOPOL

Sanitary Facilities: ☐ Sewer ☐ SepticWater: ☐ Municipal ☐ Private Well

N/A

Zoning Classification(s):

☐ RC ☒ AR ☐ LR ☐ SR1 ☐ SR2 ☐ MR ☐ VC ☐ LC ☐ GC ☐ ES ☐ HC ☐ GI ☐ LI ☐ Other _____

SITE PLAN REVIEW OPTIONS

Administrative Site Plan Review:

- ☐ Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area
- ☐ Additional parking, loading / unloading spaces and landscape improvements

Site Plan Review:

- ☒ New Construction
- ☐ Building Addition

Development Plan Review:

- ☐ Planned Unit Development
- ☐ Planned Residential Development
- ☐ Site Condominium Plan

Amendment to Approved Site Plan or Development Plan:

- ☐ Site Plan
- ☐ Development Plan

Site or Development Plan Review in conjunction with: ☐ Rezoning Request ☒ Special Land Use Request

Application # _____

AUTHORIZED SIGNATURE

I hereby state that all of the above statements and all of the accompanying information are true and correct.

Applicant's Signature: Stefy Oso Verizon Wireless Date: 3/16/16

FOR OFFICE USE ONLY

Application Received Date: _____

Planning Commission Received Date: _____

Planning Commission Action: ☐ Approved Date: _____ ☐ Denied Date: _____

Expiration Date: _____

Fee Received: ☐ Cash ☐ Check # _____

RJP CONSULTING

March 15, 2016

Planning Commission
Northfield Township
8350 North Main Street
Whitmore Lake, MI 48189

RE: Verizon Wireless Network Propagation Maps

To Whom It May Concern:

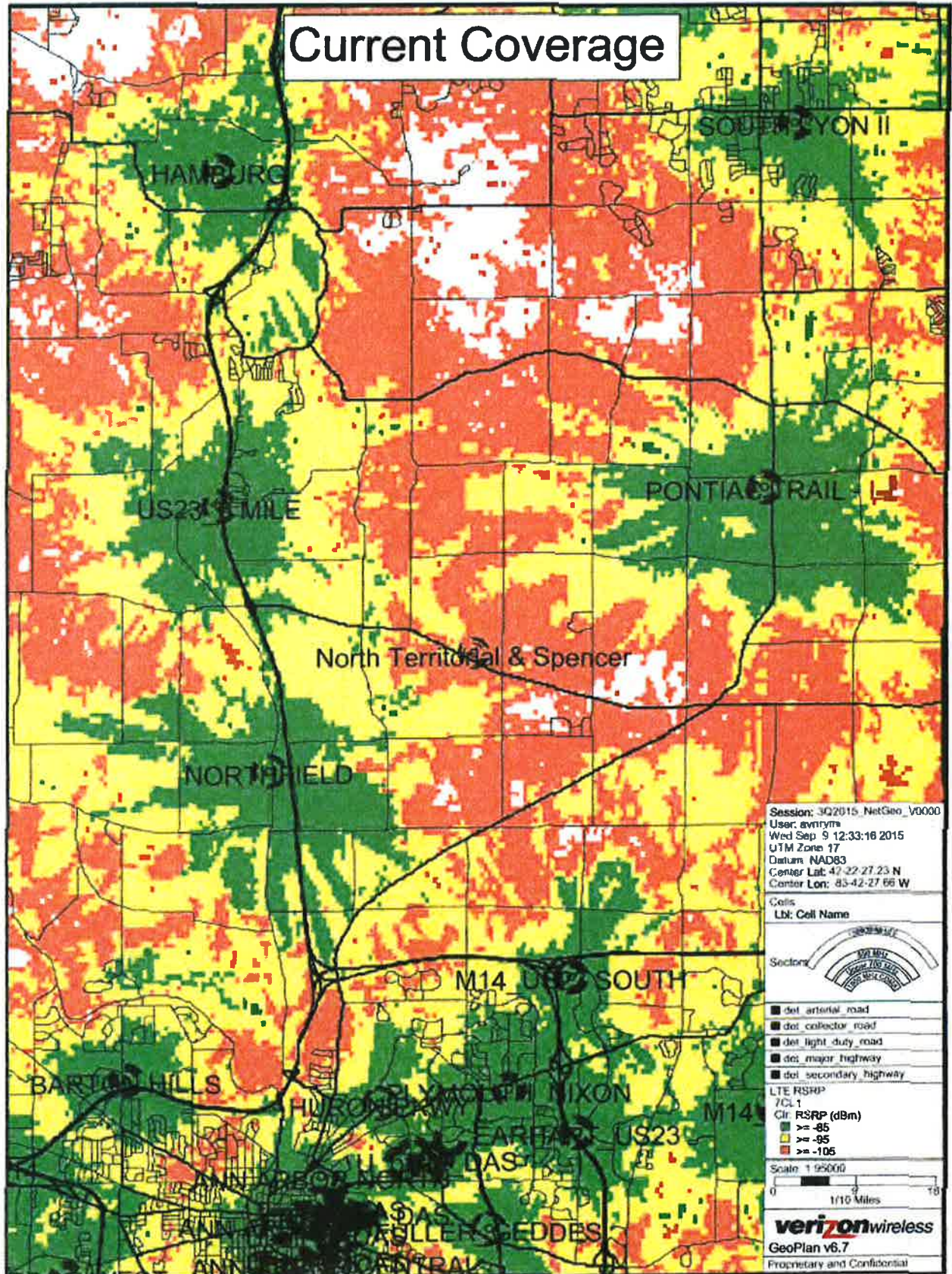
Please see the attached maps. The first map shows the existing network coverage. The second map shows the network coverage with the proposed site. As you can see, the proposed site dramatically improves coverage in the area. Please note the maps show the network coverage as required by Verizon Wireless standards including in-car, in-building, and outside for both voice calls and data usage. Please call me at (248) 613-4399 if you have any questions.

Sincerely,



Bob Przybylo
RJP Consulting, Inc. o/b/o Verizon Wireless

Current Coverage



Coverage with North Territorial & Spencer

Session: 3Q2015_NetGeo_V0000
User: everymi
Wed Sep 9 13:34:14 2015
UTM Zone 17
Datum: NAD83
Center Lat: 42-22-37.49 N
Center Lon: 83-42-55.52 W

Cells
 Lbl: Cell Name

Sectors

Legend:

- det arterial road
- det collector road
- det light duty road
- det major highway
- det secondary highway

LTE RSRP
 7CL1
 Ctr RSRP (dBm)

- >= -85
- >= -95
- >= -105

Scale: 1:95000
 0 1/10 Miles

verizonwireless
 GeoPlan v6.7
 Proprietary and Confidential

RJP CONSULTING

March 15, 2016

Planning Commission
Northfield Township
8350 North Main Street
Whitmore Lake, MI 48189

RE: Verizon Wireless Existing Towers

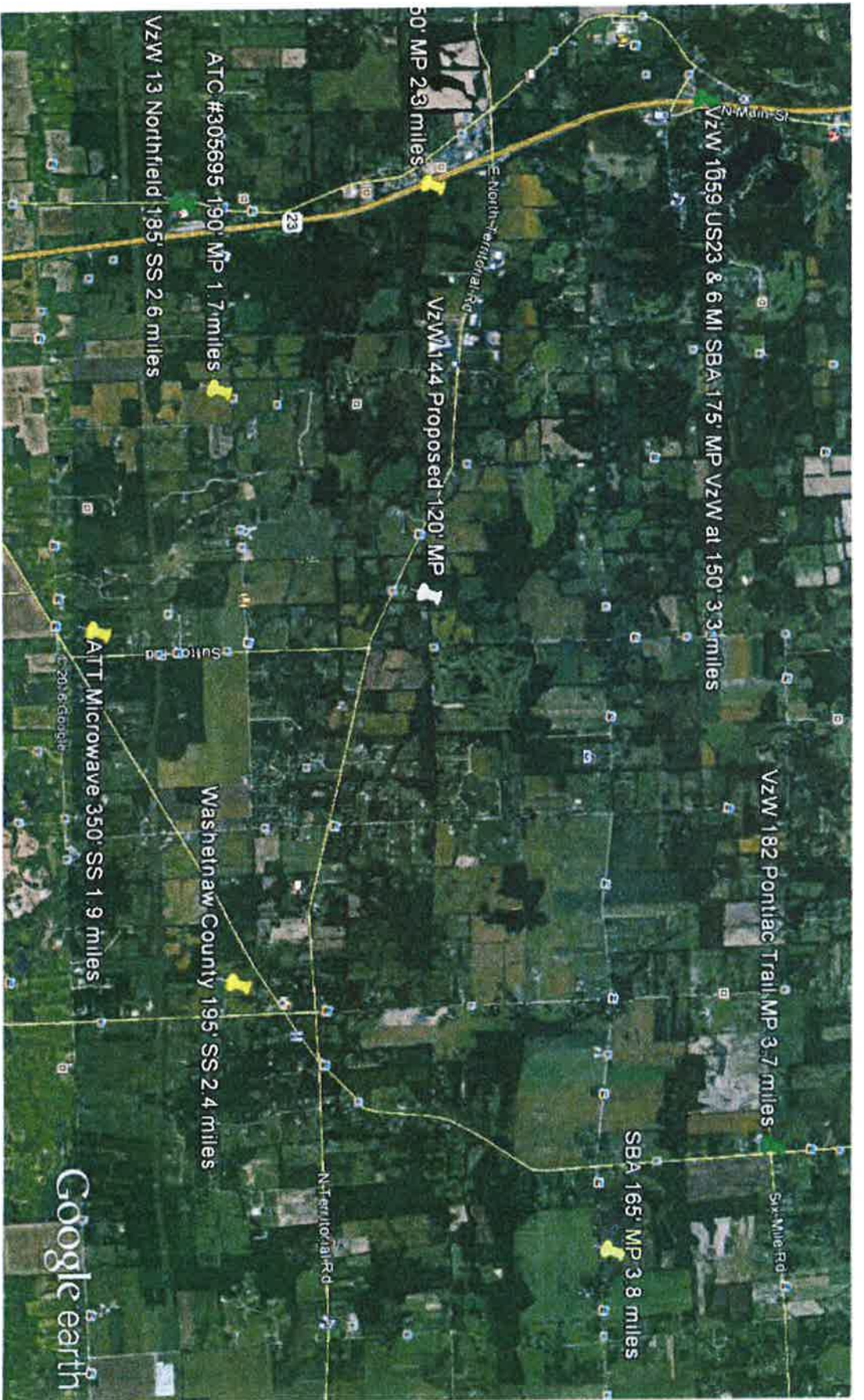
To Whom It May Concern:

Please see the attached map. It shows all of the existing towers within and near the township as well as type and height. These are depicted by the yellow push pins. The green push pins are existing Verizon Wireless sites in the area and the white push pin is the proposed site. Please call me at (248) 613-4399 if you have any questions.

Sincerely,



Bob Przybylo
RJP Consulting, Inc. o/b/o Verizon Wireless



Google earth



February 22, 2016

Mr. Andrew Konyha
Verizon Wireless

RE: Proposed 120' Sabre Monopole for N Territorial Spencer, MI

Dear Mr. Konyha,

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".

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 25%. Therefore, it is highly unlikely that the monopole will 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 most likely location of the failure would be within the upper portion of the monopole shaft. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the upper portion of the monopole shaft. This is likely to 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 will result in collapse within a radius of 60 feet.

Sincerely,

Robert E. Beacom, P.E., S.E.
Senior Design Engineer



Network



Verizon Wireless
24242 Northwestern Hwy.
Southfield, MI 48075

February 22, 2016

Planning Commission
Northfield Township
8350 N. Main Street
Whitmore Lake, MI 48189

RE: Verizon Wireless Conditional Use/Site Plan Review Application

To Whom It May Concern:

Please accept this letter as notification that the proposed tower will be designed to accommodate two additional carriers with an equal loading of that proposed by Verizon Wireless.

The contact person for this site is Doug Weber, 248-915-3560, douglas.weber@verizonwireless.com, 24242 Northwestern Hwy, Southfield, MI 48075.

Verizon Wireless has prepared the following maintenance plan for the proposed wireless communication facility.

- Weed control – apply anti-emergent weed control in May, treat weeds as required through growing season
- Snow removal - local service provider to be on call when needed
- Debris removal – local service provider to be on call when needed

Please call me at (248) 915-3560 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Doug Weber".

Doug Weber
Real Estate Manager

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

On this 22nd day of February, 2018 ^⑥ before me personally appeared Doug Weber, Real Estate Manager for Verizon Wireless to me known to be the person described above and who executed the foregoing instrument, and acknowledged that it was executed as said person's free act and deed.

Notary Public:

Print Name:

Barbara Madigan Graws
Barbara Madigan Graws
Oakland County, MI
My Commission Expires: 5/10/20

RJP CONSULTING

March 15, 2016

Planning Commission
Northfield Township
8350 North Main Street
Whitmore Lake, MI 48189

RE: Verizon Wireless Total Radiation Output from Radio and Antenna System

700MHz LTE (60W radio output)

- $133\text{W/MHz} \times 10\text{MHz} = 1330\text{W ERP}$

2100MHz LTE (60W radio output)

- $188\text{W/MHz} \times 20\text{MHz} = 3760\text{W ERP}$

1900MHz LTE (60W radio output)

- $751\text{W/MHz} \times 5\text{MHz} = 3755\text{W ERP}$

Please call me at (248) 613-4399 if you have any questions.

Sincerely,



Bob Przybylo
RJP Consulting, Inc. o/b/o Verizon Wireless

ULS License

PCS Broadband License - KNLG663 - New Par

Call Sign	KNLG663	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Market

Market	BTA145 - Flint, MI	Channel Block	D
Submarket	0	Associated Frequencies (MHz)	001865.00000000- 001870.00000000 001945.00000000- 001950.00000000

Dates

Grant	06/01/2007	Expiration	04/28/2017
Effective	02/03/2011	Cancellation	

Buildout Deadlines

1st	04/28/2002	2nd	
-----	------------	-----	--

Notification Dates

1st	04/24/2002	2nd	
-----	------------	-----	--

Licensee

FRN	0003010816	Type	General Partnership
-----	------------	------	---------------------

Licensee

New Par	P:(770)797-1070
1120 Sanctuary Pkwy, #150 GASA5REG	F:(770)797-1036
Alpharetta, GA 30009-7630	E:LicensingCompliance@VerizonWireless.com
ATTN Regulatory	

Contact

Verizon Wireless	P:(770)797-1070
Licensing - Manager	F:(770)797-1036
1120 Sanctuary Pkwy, #150 GASA5REG	E:LicensingCompliance@VerizonWireless.com
Alpharetta, GA 30009-7630	
ATTN Regulatory	

Ownership and Qualifications

Radio Service Type Mobile

Regulatory Status Common Carrier Interconnected Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government? No

Is the applicant an alien or the representative of an alien? No

Is the applicant a corporation organized under the laws of any foreign government? No

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? No

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? Yes

The Alien Ruling question is not answered.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

ULS License

PCS Broadband License - KNLG663 - New Par Map

Call Sign	KNLG663	Radio Service	CW - PCS Broadband
Market	BTA145 - Flint, MI	Channel Block	D
Submarket	0	Associated Frequencies (MHz)	001865.000000000- 001870.000000000 001945.000000000- 001950.000000000

Auction 11 - BB PCS DEF

License Geography

Download File...

License Spectrum Range:



EXHIBIT 13

Proposed Special Land Use Findings of Fact

Proposed Standards And Findings To Support The Conditional Use Approval

- (1) Will be harmonious with and in accordance with the general objectives, intent and purposes of this chapter;**

The new 150' monopole is designed to provide complete 21st Century wireless services in accordance with local, State and Federal guidelines. The location is intended to minimize disruption and impact on homesites. The design, location and installation fully meet criteria established under Section 36-720 "Wireless Communication Structures" contained in the Northfield Township Ordinance Chapter 36 – Zoning.

- (2) Will be designed, constructed, operated and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity;**

The galvanized monopole is designed to blend with the area general Agricultural/Residential land uses. In addition, it provides communication mounting opportunities for the adjacent Northfield Township Fire Station No. 2.

- (3) Will be compatible with the natural environment and existing and future land uses in the vicinity;**

The 10,000 s.f. development will have minimal impact upon surrounding area development patterns.

- (4) Will be compatible with the township land use development plan;**

The Township Development Plan identifies this parcel as government use (Fire Station). A communication tower is generally an accepted secondary complimentary addendum to such use.

- (5) Will be served adequately by essential public facilities and services, such as highways, streets, police, and fire protection, drainage structures, refuse disposal or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;**

The low intensity use will not create any additional burdens upon local facilities including roads, drainage, emergency services and refuse disposal.

The proposed monopole is served by communications cables and electricity.

(6) Will not be hazardous or disturbing to existing or future neighboring uses;

The monopole and wireless facility will have no adverse impacts on either existing or future neighboring land uses. The site creates no noise, vibrations, smoke, emissions or other environmentally unfriendly impacts.

(7) Will not create excessive additional requirements at public cost for public facilities and services

(Ord. of 7-22-2013, § 63.07)

The site development will not require the addition and expense of any new public facilities and services.

ARCHITECTS. ENGINEERS. PLANNERS.

May 31, 2016

Northfield Township
Building & Zoning Department
8350 Main Street, Suite A
Whitmore Lake, Michigan 48189

Regarding: Verizon Wireless Site #144
Site Plan Review #1
OHM Job Number: 0151-16-1021
Conditional Use Review #1
OHM Job Number: 0151-16-1027

We have reviewed the material, received by this office on May 24, 2016 for the above-referenced project based on the Township's Engineering Standards. Plans were prepared by Midwestern Consulting and have a latest revision date of May 19, 2016. The new proposed site is slightly altered from the original proposed location. The Applicant is requesting Conditional Use and Site Plan approval for the existing agricultural site. A general summary of the site, followed by our review comments and recommendations, is noted below.

General

The existing site is located on parcel #B-02-100-003 on the property of Fire Station #2 owned by Northfield Township. The address of the fire station is 2727 East North Territorial Road, and the cell tower site will have a new address. The site is currently zoned as AR, Agricultural District. The Applicant is proposing to construct a new cell tower monopole and an equipment cabinet and propane tank enclosed by chain-link fence at the base of the tower. The tower and enclosed fence is proposed on a 2,000 square foot lease area with access via a twelve-foot (12') wide gravel driveway connecting to the back of the paved fire station driveway. The site will also have landscaping around the outside of the fence.

Utilities

The site will have no water connections, and it will not produce any garbage, hazardous waste, or wastewater. The site will be serviced by electricity, telephone, and fiber-optic utilities. The size of the site makes it exempt from Washtenaw County Water Resources Commission storm water detention requirements.

Paving/Access/Traffic

Access to the site is proposed to be provided from East North Territorial Road by way of a proposed gravel drive, which connects to the back of the existing paved fire station parking lot. No parking spaces are required for this site. A T-turnaround is proposed within the chain-link fenced area to allow vehicles to turn around when exiting the site.

Proposed site access for emergency vehicle circulation and maneuverability will be evaluated by the Northfield Township Fire Department.

Drainage/Grading

Existing conditions appear to convey runoff overland from the south side of the site to the north side of the site. There is an existing county drain, McCarty Drain No. 2, which is located approximately 130 feet north

of the site. The proposed cross-section for the driveway indicates all runoff from the twelve-foot (12") wide driveway will flow to the south. Any runoff north of the driveway will flow to the north. The local runoff on the south side of the driveway appears to flow west until it passes the fenced-in cell tower location where it follows the general flow pattern of the site and sheet-flows towards McCarty Drain No. 2. In general, the drainage properties of the proposed site are the same as the existing site.

Existing grades are shown via contours, and proposed grades are shown via contours, which connect to the existing contours.

Permits and Other Agency Approvals

Copies of all permits and/or letters of waiver, obtained to date, shall be forwarded to this office. The current status of all necessary permits should be included on the cover sheet. We note that this project will require the following permits:

- Washtenaw County Water Resources Commission (WCWRC) for soil erosion and sedimentation control.
- Northfield Township Fire Department approval for emergency vehicle access and maneuverability.

Conclusion and Recommendations

As submitted, the Conditional Use application appears to be in substantial compliance with the Township requirements, and we recommend the Planning Commission consider approval, conditional on the site plan being approved.

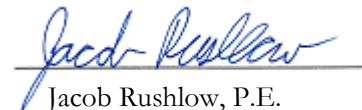
As submitted, the Site Plan appears to be in substantial compliance with the Northfield Township Site Plan requirements. We take no exception to the proposed site plan and recommend the Planning Commission consider approval conditional on the following comments being addressed administratively:

1. The boundaries of the lease area shall be clarified and dimensioned on the plans.
2. Soil erosion and sedimentation control measures shall be shown on the plans.
3. Proposed electric, telephone, and fiber-optic utilities shall be shown and labeled on the plans.

If you have any questions regarding this review or any of the comments presented, feel free to contact us at (734) 522-6711 or jacob.rushlow@ohm-advisors.com.

Sincerely,

OHM ADVISORS



Jacob Rushlow, P.E.
Township Engineer

cc: Howard Fink, Township Manager (via e-mail)
William Wagner, Public Safety Director (via e-mail)
Kurt Weiland, Building/Zoning Official (via e-mail)
Ken Dignan, Planning Commission Chair (via e-mail)
Sally Hodges, AICP, McKenna (via e-mail)
File

June 9, 2016

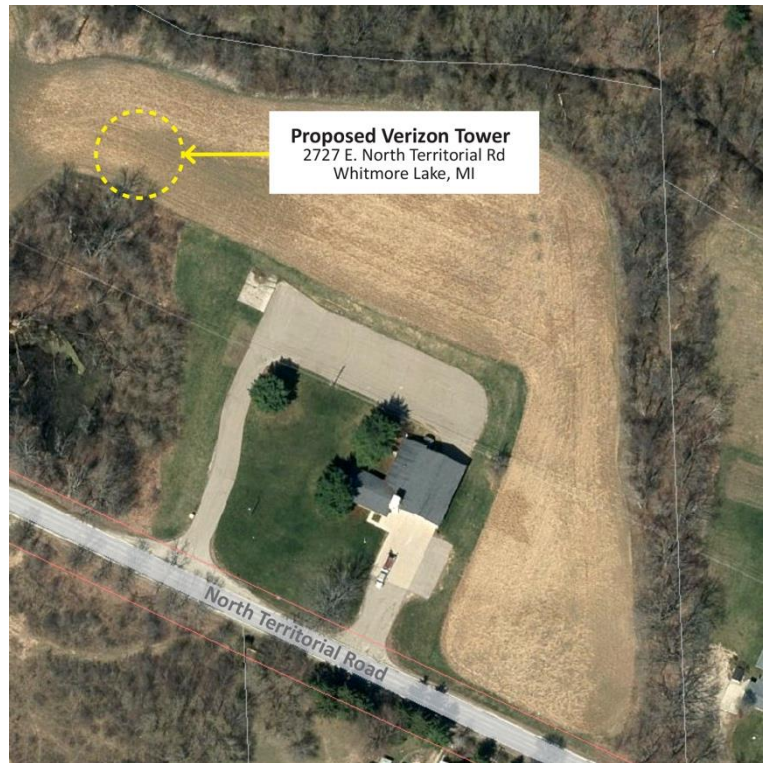
Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189-0576

Subject: Verizon Monopole/2727 East North Territorial Road; Conditional Use Review #3 and Site Plan Review #2; Revised site plan dated 5/19/16 & landscape plan dated 5/27/16 – Received 6/6/16.

Dear Commissioners:

We have reviewed the revised conditional use application submitted by RJP Consulting on behalf of Verizon Wireless, to construct a new 150-foot tall wireless monopole at Township Fire Station #2, 2727 E. North Territorial Road. Along with a monopole, the applicant proposes an equipment shelter at the base of the tower, to be enclosed with chain link fence around a 2,000 sq. ft. lease area. The site is zoned AR (Agricultural) District.

Under the Michigan Zoning Enabling Act (MZEA), a new wireless communication facility can be reviewed as a conditional land use, subject to the information and requirements of the Zoning Ordinance. The MZEA also imposes time limits on the local review process. Wireless communication facilities are permitted in the AR District subject to conditional use approval per Section 36-838 of the Township Zoning Ordinance.



The applicant appeared before the Planning Commission for a public hearing on May 4, 2016, and was directed to address certain outstanding issues and make revisions to the plan prior to resubmitting. The applicant subsequently revised the plan to move the location of the tower northwest of the previously proposed location, increased the tower height from 120' to 150', and resubmitted a plan which we reviewed. We then met with the applicant to resolve issues and concerns that remained. The applicant has made additional revisions and resubmitted plans for your consideration.

CONDITIONAL USE AND SITE PLAN COMMENTS

Conditional use approval of wireless communication facilities is subject to the specific standards listed in Section 36-720 of the Zoning Ordinance, and the general standards in Section 36-838 applicable to all conditional uses.

A. Application Requirements Specific to Wireless Communications Facilities [Section 36-720 (c)(2)]. All the requirements of this section have been met.

B. Section 36-720 (c)(4). Specific Factors Related to Wireless Communication Facilities. The Planning Commission may waive or reduce any of the following requirements if it determines that doing so better serves the goals of this section. Matters relating to the height of tower, proximity of tower to residential structures and residential district boundaries, nature of uses on surrounding properties, topography, ingress and egress and ability to accommodate additional colocators have been adequately addressed.

1. **Surrounding tree coverage and foliage (sub-section e).** The N. Territorial Rd. frontage of the fire station is lawn and wide open to accommodate public safety vehicles and visibility. Based on discussion at the public hearing, the tower has been moved northwest of the previously proposed location to place it behind a wooded area that will help screen the tower, the equipment and fence from view of N. Territorial Road. As discussed with the applicant, evergreen tree screening should be provided on the west side of the fence to shield the base of the tower from view to the west. The evergreen trees should be planted leaf-to-leaf to create an effective visual barrier.
2. **Availability of suitable existing towers, others structures or alternative technology (sub-section f).** Propagation maps have been submitted illustrating existing coverage without the facility and projected coverage that can be obtained with the new tower. Possible colocations on two other existing towers within the 2-mile separation distance are also addressed with coverage maps, showing that those colocations would still not address the gap in service along N. Territorial that is being filled by the new facility.

The applicant states that the height of the tower was increased from 120' to 150' to enhance the ability to accommodate colocators on the tower "at a useful height". A 120' tall tower, while adequate for Verizon would not be appealing to new colocators for their coverage needs. The taller tower allows Verizon to occupy the highest point and still have viable colocation options for other carriers also at significant heights.

Per Section 36-720(d)(1) sub-section a., no tower may be located within 2 miles of another commercial communication tower. The tower location map shows that the proposed new tower would be within 1.7 and 1.9 miles of two other commercial towers. An AT&T tower approved in late 2014 at 6741 Sutton Rd (about 0.5 miles away) has not been constructed and the site plan approval granted to it has expired. However, the Zoning Ordinance also permits the Planning Commission to waive the Ordinance's separation requirements, if it determines that *"the proposed tower is of exceptional design so as to create a positive architectural and/or environmental feature which is compatible with the character of the surrounding area and community"*.

According to the Township Public Safety Director, vehicles frequently drive over the septic field on the east side of the fire station as a cut-through, potentially damaging the septic system. In response, the applicant proposes to install densely planted evergreens on the northeast and southeast corners of the fire station building to create an effective deterrent for vehicles, and also to plant additional trees along the site's two driveways. This will enhance the appearance of the site from N. Territorial Road and create improved buffering of the monopole. The landscape plan identifies a row of Hetzi columnar junipers spaced 10 feet apart at the two corners of the building, Chinese junipers places 10 feet apart along the east access drive, and Norway and White spruce trees 20-25 feet apart along the west access drive. The Hetzi columnar junipers must be placed no more than 5 feet apart to create an

impenetrable screen. We believe the addition of the overall site landscaping addresses a significant public concern. By adding trees that will grow tall and full in the line of sight to the tower, the landscape improvements can be considered as creating a positive environmental feature required to approve the less-than-2-mile separation between towers. This matter is subject to the determination of the Commission.

C. **Section 36-720 (c)(5) Availability of Existing Towers or Other Structures or Alternate Technology.** This has been adequately addressed, as discussed in Comment B.2 above.

D. **Section 36-720 (d). General Regulations** for all wireless communication towers:

1. **Location of towers or structures.** The closest dwelling is 725 feet from the proposed tower. We estimate that 4 houses are located within 1,000 feet of the proposed tower. The 150' fall zone for the tower is within the fire station parcel and does not impact any existing structures. The proposed equipment cabinet for Verizon and future equipment cabinets are shown within the fenced-in lease area. Any future expansion to allow for additional colocators and associated equipment will be subject to compliance with the Township lease agreement.
2. **Access.** Access to the tower lease area is unobstructed.
3. **Structural design and installation.** The applicant agrees to comply with all applicable governmental, health and industry safety standards and FAA and FCC regulations and standards required, including but not limited to grounding of the tower, ability to bear wind loads, structural stability and radiation output.
4. **Lighting.** The tower is not proposed to be illuminated. The plan indicates that the equipment shelter/generator will have with 2 low intensity (10w) LED lights connected to a technician operated on/off switch with a maximum lit duration of 2 hours. The lights will be activated only during servicing or repair.
5. **Height.** The proposed tower complies with the maximum permitted height of 180 feet.
6. **Design.** The tower is proposed as a galvanized steel monopole designed to blend 'into the sky'. The location of the tower behind a wooded area helps to screen the base of the tower, fence and equipment cabinet from the public right-of-way. The addition of evergreen screening (Comment B.1 above), and increasing the size of the columnar junipers (Comment B.2 above) will also help mitigate any perceived negative visual impacts of the tower.
7. **Fencing and Landscaping.** The site plan shows 6 ft. chain link fence around the equipment area. As noted previously, we recommend the addition of evergreen trees placed leaf-to-leaf on the west side of the fence area to provide increased screening from the west. The documentation submitted includes a maintenance plan for all the plantings. The trees outside the lease area are covered under the lease agreement with the Township.
8. **Employees.** The facility will be unmanned, with periodic visits by maintenance personnel.
9. **Site plan required.** The site plan has been submitted.

10. **Franchises.** According to the Township, compliance is addressed in the lease agreement.
 11. **Engineering certification.** The site plan set is signed and stamped by a licensed engineer.
 12. **Non-essential services.** The proposed monopole is being reviewed for compliance to zoning and not as an essential service, public or private utility.
 13. **Cessation of operation.** Removal of the tower and/or antennae in the event of cessation of operation of the tower is addressed in the lease agreement with the Township.
 14. **Division of property prohibited.** No division is proposed.
 15. **Facility not to be used for advertising.** No advertising is proposed.
 16. **Security.** The required financial guarantee for removal of the tower is addressed in the lease agreement with the Township.
- E. **Section 36-838. General Conditional Use Approval Requirements.** In addition to complying with the specific requirements for wireless facilities enumerated above, for conditional use approval to be granted, the Planning Commission and Township Board must find that the proposed use satisfies the following general criteria:
1. ***Will be harmonious with and in accordance with the general objectives, intent and purpose of this article.*** The proposed tower is located in an agriculturally zoned and master planned district and is not close to any concentration of uses. According to the applicant, the proposed tower is similar in appearance or perception to other large structures like wind turbines and high voltage transmission lines that are commonly found in agricultural areas. Documentation has been provided to justify the need for a new tower and to address any concerns over its visual impact.
 2. ***Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.*** The vicinity is master planned AG, Agricultural for farming and single family dwellings on lots 5 acres and larger. The tower and associated ground-mounted equipment will be within a fenced area and accessed from the fire station's paved driveway and a gravel drive. The relocation of the tower northwest of the previous location behind a wooded area screens the base of the tower from N. Territorial Road. The recommended addition of evergreen trees on the west side of the fenced area will screen the base of the tower from view to the west.

The facility will be unmanned and will be visited by maintenance personnel 2 to 4 times per month. The gravel drive and T-turn area inside the fence will be gravel surface; given the infrequent traffic to the enclosure, we believe the Commission could find this surface sufficient. A maintenance statement on the site plan assures that site problems will be corrected in accordance with Township requirements and a letter addresses weed control, and removal of snow and debris. The required landscape maintenance plan with replacement guarantee has been noted on the site plan.
 3. ***Will be compatible with the natural environment and existing and future uses in the vicinity.*** The new location of the proposed tower behind the woods has greatly improved the screening of the

facility (tower base, fence and equipment shelter) and its compatibility with existing and future uses. With the addition of evergreen trees on the west side of the fence, the screening would be improved.

The fire station is a necessary public safety facility. The surroundings are generally intended to be very low density residential and agricultural uses. The applicant's proposal to add evergreen trees to the northwest and southeast corners of the existing building and include additional trees along the sides of the driveway, provides a public and environmental benefit. The statements regarding floodplain, wetlands and wildlife are satisfactory.

4. ***Will be compatible with the Township land use development plan.*** The Township Master Plan designates the site for low density single family development, farms and farm structures, scenic corridors, landscape features such as fields and similar. The Plan does not anticipate a concentration of population here and the Zoning Ordinance mirrors the Master Plan by requiring, under ordinary conditions, tower separations of 2 miles or more. However, the site is near a minor arterial road carrying higher volumes of traffic and is part of the Township fire station where communication facilities are common features. The propagation maps adequately demonstrate the need for a new facility which cannot be met by collocating on any of the existing towers within 2 miles. While not a feature tower (which could seem out of place), the proposed addition of significant landscaping around the fire station is a positive environmental improvement compatible with the existing and planned surroundings.
5. ***Will be or can be served adequately by essential public facilities and services.*** Access is to N. Territorial Road, a paved minor arterial road, via the fire station's existing paved driveway and a gravel drive. The only utilities required are electricity and fiber optic service, both of which are available. Fire protection is on-site.
6. ***Will not be hazardous or disturbing to existing or future neighboring uses.*** Since the tower is less than 200 feet in height, the FCC does not require lights and the Zoning Ordinance prohibits other tower illumination. The plan also states that any noise generated by the tower, equipment cabinet or generator will be documented to ensure that the noise does not exceed what is typical for a residential area. We do not anticipate the tower being hazardous or disturbing to the existing or future neighboring uses.
7. ***Will not create excessive additional requirements at public cost for public facilities and services.*** No water or sanitary sewer connections are needed; power and fiber optic service are available. No additional infrastructure or public services are required. There are no public funds required.

RECOMMENDATION

Since the public hearing, the applicant has worked to address areas of concern and provide documentation to address the requirements of the Ordinance. Unlike most wireless tower applications, the location of the tower at the fire station affords the Township greater control over the improvements and maintenance of the facility as compared to a location on private property. We believe the applicant has addressed the major issues relating to this proposal, and the few minor remaining items do not warrant a delay in the Planning Commission's consideration of action on the project. Further, because the site plan items remaining are minor, we can support the Planning Commission acting on both conditional use and site plan requests at the same meeting.

Therefore, we recommend the Commission take the following two actions:

1. That the Planning Commission recommend conditional use approval for the proposed monopole to the Township Board of Trustees, subject to the following conditions:
 - a. Determination by the Commission that the significant additional landscaping proposed along the two fire station driveways and at the corners of the fire station building allows the tower installation to be considered exceptional design and a positive environmental feature sufficient to allow for the placement of this monopole less than 2 miles from 2 other existing towers;
 - b. Addition of evergreen trees placed leaf-to-leaf on the west side of the fenced-in lease area; and
 - c. Site plan approval.
2. That the Planning Commission grant site plan approval for the proposed monopole to be located at 2727 N. Territorial Road, subject to the following conditions:
 - a. Conditional use approval by the Township Board;
 - b. Increasing the number of Hetzi columnar junipers proposed by reducing the proposed spacing to 5 feet apart to create an impenetrable screen;
 - c. Notation that the light fixtures on the equipment shelter will be used only when providing service to the equipment; and
 - d. Subject to approval of the Township engineer and all agencies with jurisdiction.

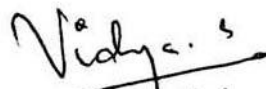
Under the MZEA's "shot clock", after an initial 14-day period, the Township has 90 days to take action on a new tower or the application could be determined to be approved. In this case that date is June 29th. Therefore, if recommended for approval by the Commission, the conditional use application should be placed on the next Township Board agenda for action.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP
Senior Vice President



Vidya Krishnan
Senior Planner

cc: Howard Fink, Township Manager
New ParA Delaware Partnership DBA Verizon Wireless, 24242 Northwestern Hwy., Southfield, MI 48075

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting May 18, 2016

1. CALL TO ORDER

The meeting was called to order by Vice-Chair Janet Chick at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

AND DETERMINATION OF QUORUM

Roll call:	
Janet Chick	Present
Marlene Chockley	Present
Brad Cousino	Present (arrived 7:10 P.M.)
Kenneth Dignan	Absent with notice
Sam Iaquinto	Present
Larry Roman	Present
Mark Stanalajczo	Present

Also present:
Township Manager Howard Fink
Assessing & Building Assistant Mary Bird
Planning Consultant Sally Hodges, McKenna Associates
Recording Secretary Lisa Lemble
Members of the Community

4. APPROVAL OF AGENDA

- **Motion:** Iaquinto moved, Roman supported, that the agenda be adopted as presented.
Motion carried 5—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

David Gordon, 5558 Hellner Road, urged preservation of open space and farmland.

6. CLARIFICATIONS FROM COMMISSION

None.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

None.

9. REPORTS

7A. Board of Trustees

Chick reported on the Board's May 10th meeting, including approval of soils testing for a possible sewage equalization basin.

7B. ZBA

Chockley reported a front yard setback variance was granted at the May 16th meeting to allow the addition of a garage to an existing home.

7C. Staff Report

Fink reported the Township has signed a purchase agreement for the Van Curler property.

Stanalajczo referred to the AT&T cellular tower proposal presented at the last meeting and suggested that proposals not be placed on an agenda unless they are ready for consideration.

7D. Planning Consultant

Nothing to report.

[Cousino arrived].

10. UNFINISHED BUSINESS

10A. Proposed Lake Overlay District Zoning Ordinance Amendments.

Hodges reviewed the proposed ordinance amendment and map which she had prepared at the direction of the Commission based on previous discussions regarding changing setbacks in some lake districts. She answered questions about the proposed zero setback on the street side of Horseshoe Lake lots and requirements for setbacks from private roads. The Commission discussed possibly increasing the lakeside building setback requirement from the existing 20 feet to 25 to match the wetlands setback required elsewhere in the ordinance.

- **Motion:** Stanalajczo moved, Chick supported, to set the public hearing for the Whitmore Lake and Horseshoe Lake overlay amendments.
Motion carried 6—0 on a roll call vote.

10B. Discussion of 2016 Goals & Objectives

The Commission discussed the list of goals and objectives prepared by Chair Dignan based on feedback from Commissioners.

- **Motion:** Iaquinto moved, Stanalajczo supported, to adopt as the goals and objectives for the Planning Commission to address in 2016 the list as reviewed which starts with "Discussion of Business Oriented Zonings" and ends with "Scenic Vistas Inventory/Identification."
Motion carried 6—0 on a roll call vote.

11. NEW BUSINESS

11A. Review Zoning Board of Appeals Standards for Determination for Variances.

Hodges reviewed her May 11th memo and recommended changes to Section 36-943, *Variances*, of the Township's zoning ordinance to clarify the authority of the ZBA and to bring the language into compliance with State law. Commissioners recommended minor changes.

- ▶ **Motion:** Iaquinto moved, Stanalajczo supported, to set the public hearing for the next available time for the changes to the Variances section of the Northfield Township zoning ordinance.
Motion carried 6—0 on a roll call vote.

12. MINUTES

May 4, 2016, Regular Meeting

Chockley made three corrections.

- ▶ **Motion:** Chockley moved, Stanalajczo supported, that the minutes of the May 4, 2016, regular meeting be approved as corrected, and to dispense with the reading. **Motion carried 6—0 on a voice vote.**

13. SECOND CALL TO THE PUBLIC

David Gordon said the Commission's goals and objectives should concentrate on preservation of open space rather than business and downtown development.

14. COMMENTS FROM THE COMMISSIONERS

Chockley proposed considering a ban on coal-tar based asphalt seal-coating. The Commission made brief comments in response to David Gordon's comments about goals and objectives.

Roman suggested that reports on topics before the Commission be fully presented before Commissioners make comments and ask questions.

15. ANNOUNCEMENT OF NEXT MEETING

June 1, 2016, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

- ▶ **Motion:** Roman moved, Cousino supported, that the meeting be adjourned.
Motion carried 6—0 on a voice vote.

The meeting was adjourned at 7:55 P.M.

Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;

Wording added is underlined.

Adopted on _____, 2016.

Kenneth Dignan, Chair

Mark Stanalajczo, Secretary

Official minutes of all meetings are available on the Township's website at
<http://www.twp-northfield.org/government/>