

FAX 810-231-4295
PHONE 810-231-1000



P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

A GREAT PLACE TO GROW

**HAMBURG TOWNSHIP PLANNING COMMISSION
WEDNESDAY, May 16, 2018 7:00 P.M.
HAMBURG TOWNSHIP HALL BUILDING
10405 MERRILL ROAD, HAMBURG, MICHIGAN**

- 1. CALL TO ORDER**
- 2. PLEDGE TO THE FLAG**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - a. February 21, 2018 Planning Commission Minutes
- 5. CALL TO THE PUBLIC**
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
 - a. Request for twelve-month extension of final site plan review approval SPA17-002 for wireless communications facility at 6400 M-36 (TID 15-23-300-028)
 - b. Amendment to site plan approval SPA16-004 at 9495 Chilson Road to allow for changes to the approved freestanding sign and allow a sign waiver from the requirements in Article 18, Section 18.11.
- 8. ZONING ADMINISTRATOR'S REPORT**

2020 Master Plan Update progress report
- 9. ADJOURNMENT**

FAX 810-231-4295
PHONE 810-231-1000



P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

**Planning Commission
Hamburg Township
10405 Merrill Rd., P.O. Box 157
Hamburg Township, Michigan 48139
February 21, 2018
7:00p.m.**

1. CALL TO ORDER:

Present: Cyphert, Goetz, Leabu, Muir and Priebe
Absent: Menzies & Vlcko
Also Present: Scott Pacheco, Planning/Zoning Consultant

2. PLEDGE TO THE FLAG:

3. APPROVAL OF THE AGENDA:

Motion by Muir, supported by Priebe

To approve the agenda as presented

Voice vote: Ayes: 5 Nays: 0 Absent: 2 MOTION CARRIED

4. APPROVAL OF MINUTES:

a. January 17, 2018 Planning Commission Minutes

Motion by Priebe, supported by Cyphert

To approve the January 17, 2018 minutes as presented

Voice vote: Ayes: 5 Nays: 0 Absent: 2 MOTION CARRIED

5. CALL TO THE PUBLIC:

Chairman Goetz opened the call to the public. Hearing no public comment, the call was closed.

6. OLD BUSINESS: None

7. NEW BUSINESS:

- a. Public Hearing for the Zoning Text Amendment (ZTA) 18-001: Zoning Text Amendment to Article 9, Section 9.2.4, "Standards for Agricultural, Scenic or Recreational Ponds" to remove Planning Commission approval for the creation of ponds.

Planning/Zoning Consultant Pacheco stated that this was introduced to the Commission at the last meeting. This is to remove the requirement for Planning Commission review for the creation of ponds. Section 9.2.4 has been changed to wherever it said Planning Commission review, it will say Zoning and Planning Administrator review.

Chairman Goetz opened the public hearing. Hearing no public comment, he closed the public hearing.

Discussion was held on the need for soil erosion permits. Pacheco stated that the Drain Commission would conduct inspections. The Zoning Administrator would issue a Land Use Permit and a final inspection would be required to make sure the pond was built as approved.

Pacheco stated that this would be a recommendation to the Township Board and then it would go to Livingston County for their approval.

Motion by Priebe, supported by Cyphert

To recommend to the Township Board approval of the revisions to Article 9, Section 9.2.4, "Standards for Agricultural, Scenic or Recreational Ponds" to remove Planning Commission approval for the creation of ponds. (ZTA 18-001)

Voice vote: Ayes: 5 Nays: 0 Absent: 2 MOTION CARRIED

8. ZONING ADMINISTRATOR'S REPORT:

Pacheco stated that next Wednesday is the joint meeting with the Township Board, Planning Commission, Zoning Board of Appeals, and Parks & Recreation Commission. Livingston County will also be present to make a presentation on the Livingston County Master Plan which is almost complete. There will also be an attorney present from Johnson, Rosati to give a presentation on Medical Marijuana. He briefly outlined those items that will be discussed regarding Medical Marijuana. At that meeting we will also be discussing the year in review and what was accomplished in 2017 as well as a Code Enforcement presentation. We will be discussing some of those items we will be looking at in 2018 for Zoning Text amendments plus General Ordinance amendments. We will then conclude with a Master Plan update. This will require action by the Planning Commission to approve a Notice of Intent to Plan. He further stated that the requirement has changed that we can include in the notice to all of the agencies that all future correspondence will be by email and you can put in that email where you can find a link to the plan on our website.

Commissioner Priebe stated that the Commission had amended our ordinance to allow a dock on a piece of property when there is no house. She asked if there is anything that we need to do to tighten that up to eliminate public access by a community and asked how that would act with the keyhole ordinance. Pacheco stated that the Gallagher property is doing it in violation of our ordinance. Our ordinance requires them to have improved roadway access to the site and on-site parking, which none of the lots have. They could not have had docks under our previous ordinance either because it treated docks as an accessory structure. They would need a primary use on the property. We loosened the regulations to eliminate the primary use, but they have to have roadway access and parking. He stated that he does not know how we could tighten that up, but we could talk about it. We do have a pretty strict keyhole ordinance as well. We had some code enforcement along Edgelake this year where several property owners purchased a lot together and put in a dock. He further stated that he is confident that we have regulations in place. We may want to have an attorney review it based on current court cases.

9. ADJOURNMENT:

Motion by Priebe, supported by Muir

To adjourn the meeting

Voice vote: Ayes: 5 Nays: 0 Absent: 2 MOTION CARRIED

The Regular Meeting of the Planning Commission was adjourned at 7:17 p.m.

Respectfully submitted,

Julie C. Durkin
Recording Secretary

The minutes were approved
As presented/Corrected: _____

Fred Goetz, Chairperson

FAX 810-231-4295
PHONE 810-231-1000



P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

To: Planning Commission
From: Amy Steffens, AICP
Date: May 10, 2018
Re: Request for twelve-month extension of final site plan review approval SPA17-002 for wireless communications facility at 6400 M-36 (TID 15-23-300-028)

Project History:

On April 13, 2017, applicant TeleSite Wireless for Verizon Wireless and TowerCo submitted plans for a new wireless communications facility within a 91-foot by 64-foot lease area, at the Hamburg Township wastewater treatment plant. The project includes a 197-foot tall galvanized grey monopole, a 1,000-gallon propane tank; and two eight-foot tall equipment cabinets and generator on a 11.5-foot by 19.5-foot concrete pad. The 62-foot by 49-foot equipment area would be enclosed by a fence.

At the May 17, 2017 public hearing of the Planning Commission the preliminary and final site plans (SP17-002) were reviewed for compliance with the site plan review standards of the zoning ordinance. The Commission made a recommendation to the Township Board to approve the preliminary and final site plan with the following eight conditions:

1. A removal bond shall be submitted and accepted by Hamburg Township.
2. Development shall conform to the site plans file-dated April 13, 2017.
3. An engineered drainage plan, to include a bioswale or best management practice, shall be submitted with the land use permit application.
4. A soil erosion and sedimentation control permit will need to be obtained from the Livingston County Drain Commissioner prior to the start of construction.
5. A maintenance plan, as deemed necessary by Hamburg Township, shall be submitted and accepted by the township.
6. The wireless communications facility shall comply with all local, state, and federal regulations.
7. No barbed wire is permitted as part of this project.
8. Privacy slats will be added to the fence.

At the June 6, 2017 township board meeting, the preliminary and site plans were approved with the same conditions as what the Commission recommended, with the exception that the maintenance plan, as deemed necessary by Hamburg Township, shall be submitted and accepted by Hamburg Township over and above any maintenance agreement in the lease agreement.

Since the township approval of the site plan, both a removal bond and maintenance agreement were accepted by the township. Updated site plans were submitted to show the swale and fence. Additionally, the township engineer indicated that swale shown on the site plan would be adequate for the small amount of drainage coming from the project. On October 2, 2017, a land use permit was issued for the construction of the wireless communications facility but no construction has commenced, based on the amended plans with a revised date of July 7, 2017.

Current Request Description:

Section 4.5.8. stipulates that approval by the *“Planning Commission and Township Board of a site plan shall expire within one year after the date of such approval, unless a land use permit has been issued and construction has commenced. The Township Board may grant an extension of the final site plan approval of up to twelve months upon demonstration by the applicant that commencement of the plan is eminent and upon a positive recommendation by the Planning Commission. Such request shall be accompanied by a schedule for commencement of the project.”*

The applicant has submitted a request to have the final site plan approval, which will expire on June 6, 2018, extended by twelve months. TowerCo has indicated in the letter dated April 2, 2018 that due to budgetary reasons construction was delayed but that construction is expected to commence in late 2018. If the Planning Commission does not recommend approval of the twelve-month extension, the site plan review for the wireless communications facility will expire on June 6, 2018 and a new site plan review application would be required. If the Planning Commission recommends approval of the request, the conditions from the June 6, 2017 township board approval that should be included in the approval are as follows:

1. Development shall conform to the site plans file-dated April 13, 2017 and amended on July 7, 2017.
2. A soil erosion and sedimentation control permit will need to be obtained from the Livingston County Drain Commissioner prior to the start of construction.
3. The wireless communications facility shall comply with all local, state, and federal regulations.
4. No barbed wire is permitted as part of this project.
5. Privacy slats will be added to the fence.

Recommendations:

The Planning Commission should review and discuss the requested extension of the site plan approval (SPA17-002) and make a recommendation to the Township Board on the proposed amendment.

Approval with conditions:

The Planning Commission recommends approval of a twelve-month extension to the final site plan review approval SPA17-002 because the applicant has demonstrated that commencement of the project is imminent per Section 4.5.8. Approval is subject to the following conditions:

1. Development shall conform to the site plans file-dated April 13, 2017 and amended on July 7, 2017.
2. A soil erosion and sedimentation control permit will need to be obtained from the Livingston County Drain Commissioner prior to the start of construction.
3. The wireless communications facility shall comply with all local, state, and federal regulations.
4. No barbed wire is permitted as part of this project.
5. Privacy slats will be added to the fence.

Exhibits:

- A: April 2, 2018 extension request from TowerCo
- B: June 6, 2017 staff report to Township Board for final site plan approval
- C: June 6, 2017 Township Board minutes
- D: May 17, 2017 staff report to Planning Commission for final site plan approval
- E. May 17, 2017 Planning Commission minutes
- F. Email from township engineer

April 2, 2018

Ms. Amy Steffens, AICP
Hamburg Township
Planning & Zoning Administration
10405 Merrill Road
Hamburg, MI 48139-0157

Re: Cell Tower Site Plan Approval Time Extension Request

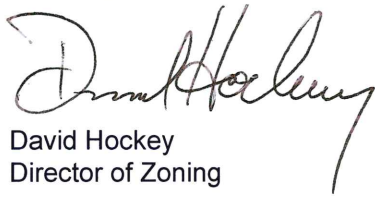
Dear Ms. Steffens,

Following our phone conversation, I am providing this letter as TowerCo's formal request for a one year extension to the existing site plan approval that is set to expire on 06/06/18.

Since the original approval was granted on 06/06/17 TowerCo has secured the building permit and been working with our anchor tenant, Verizon to coordinate the timing of their installation on the proposed tower to be located at 6400 E M-36, Hamburg MI. Verizon's original scheduling for build in mid-2018 was pushed back due to budgetary reasons until the beginning of 2019.

Consequently, TowerCo is working towards a construction start of the tower in late 2018. This will allow the necessary time to complete the tower and authorize Verizon to install their ground and tower equipment.

Sincerely,



David Hockey
Director of Zoning



TowerCo

5000 Valleystone Dr.
Suite 200
Cary, NC 27519

address

919.469.5559

main

919.469.5530

fax

info@towerco.com

email

towerco.com

website

PHONE: 810-231-1000
FAX: 810-231-4295



P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139-0157

Memorandum

To: Township Board of Trustees
From: Amy Steffens
Date: June 6, 2017
Re: SP17-002: Preliminary and final site plan review for a new wireless communications facility at 6400 E M-36 (TID 15-23-300-003)

Project Description:

The project location is an irregularly-shaped lease area, containing 5,572 square feet within a 91-foot by 64-foot trapezoid, in the north east portion of a 35.48-acre parcel at 6400 M-36. The parcel is owned by Hamburg Township and is the site of the township's wastewater treatment plant and accessory buildings. Proposed is a wireless communications facility, within a 62-foot by 49-foot fenced area, to include a 197-foot tall galvanized grey monopole, with a two-foot tall lightning rod attached to the top; a 1,000-gallon propane tank; and two eight-foot tall equipment cabinets and a generator on a 11.5-foot by 19.5-foot concrete pad. Both the tower and the equipment cabinets have been designed to accommodate future colocations.

Project History:

On April 13, 2017, applicant TeleSite Wireless for VerizonWireless and TowerCo submitted plans for the above described project. A Planning Commission public hearing was held May 17, 2017 for the preliminary and final site plan (SP17-002) and at that hearing the Commission reviewed the project for compliance with the site plan review standards in Section 4.5.7 of the zoning ordinance. The Commission made a recommendation to the Township Board to approve the preliminary and final site plan.

The Planning Commission recommended for approval of the preliminary and final site plan with the following eight conditions:

1. A removal bond shall be submitted and accepted by Hamburg Township.
2. Development shall conform to the site plans file-dated April 13, 2017.
3. An engineered drainage plan, to include a bioswale or best management practice, shall be submitted with the land use permit application.
4. A Soil Erosion and Sedimentation Control Permit will need to be obtained from the Livingston County Drain Commissioner prior to the start of construction.

5. A maintenance plan, as deemed necessary by Hamburg Township, shall be submitted and accepted by the township.
6. The wireless communications facility shall comply with all local, state, and federal regulations.
7. No barbed wire is permitted as part of this project.
8. Privacy slats will be added to the fence.

The May 17, 2017 Commission hearing staff report with the exhibits and draft minutes are attached to this report for your review (Attachments A and B, respectively).

Next Steps:

If the Township Board approves the preliminary and final site plan the applicant will need to submit information as required by Section 19.4.2. and submit 3 sets of project plans for land use permit (LUP) approval through the township zoning department. Once the LUP is approved the applicant will take the approved plans to the Livingston County Building Department for approvals.

Recommendation:

The Township Board should review the project and the recommendation to approve the preliminary and final site plan application from the Planning Commission and either approve or deny the application.

If the Township Board approves preliminary and final site plan approval to allow construction of a wireless communications facility to include a 197-foot tall monopole and associated accessory equipment within a 91-foot by 64-foot leased area at 6400 E M-36 (TID 15-23-300-003), the Board should find that the request conforms to the standards set forth in Section 4.5.7(A through L) and the approval should be subject to the following conditions:

1. A removal bond shall be submitted and accepted by Hamburg Township.
2. Development shall conform to the site plans file-dated April 13, 2017.
3. An engineered drainage plan, to include a bioswale or best management practice, shall be submitted with the land use permit application.
4. A Soil Erosion and Sedimentation Control Permit will need to be obtained from the Livingston County Drain Commissioner prior to the start of construction.
5. A maintenance plan, as deemed necessary by Hamburg Township, shall be submitted and accepted by the township.
6. The wireless communications facility shall comply with all local, state, and federal regulations.
7. No barbed wire is permitted as part of this project.
8. Privacy slats will be added to the fence.

Attachments:

Attachment A: May 17, 2017 Staff report with exhibits

Attachment B: May 17, 2017 Draft Planning Commission meeting minutes

06173.009 Planning/Zoning – Wireless Tower at 6400 M36

Resolution by Dolan, supported by Neilson, to approve the preliminary and final site plan review for the new wireless facility at 6400 E M36 with the following conditions: that a removal bond will be submitted and accepted by Hamburg Township; development shall conform to the site plans file dated April 13, 2017; an engineered drainage plan to include bio swale or best management practices should be submitted with the Land Use Application; a soil erosion and sedimentation control permit will need to be obtained from the Livingston County Drain Commission prior to the start of construction; a maintenance plan, as deemed necessary by Hamburg Township, shall be submitted and accepted by Hamburg Township over and above any maintenance agreement in the lease agreement; the wireless communications facility shall comply with all the Local, State and Federal Regulations; no barbed wire is permitted as part of this project; and privacy slats of selected color will be added to the fencing around said project.

Roll Call Vote: Hohl – Y, Dolan – Y, Negri – Absent, Neilson – Y, Menzies – Y, Koeble – Y, Hahn – Y
MOTION CARRIED

06173.010 Budget Amendments

Resolution by Neilson, supported by Hahn, to approve the Budget Amendments as presented in the packet for today's Board of Trustees Meeting.

Roll Call Vote: Hohl – Y, Dolan – Y, Negri – Absent, Neilson – Y, Menzies – Y, Koeble – Y, Hahn – Y
RESOLUTION PASSED

06173.011 New Vehicle Request - DPW

Motion by Hohl, supported by Hahn, to approve the purchase with the options as defined in the memo submitted by Tony Randazzo dated June 5, 2017 for the purchase of a Ford F350 from Pauli Ford in the amount of \$26,405.00 and a Ford F150 from Pauli Ford in the amount of \$24,500.00.

Voice Vote: AYES: 6 ABSENT: 1
MOTION CARRIED

06173.012 Dell T630 Powerededge Server Request - \$9,944.00

Motion by Dolan, supported by Neilson, to approve the purchase of a Dell T630 Powerededge Server from CDW in the amount of \$9,944.00.

Voice Vote: AYES: 6 ABSENT: 1
MOTION CARRIED

06173.013 Payment – Myers Excavating Invoice # 2017-241 - \$6,300.00

Motion by Neilson, supported by Menzies, to approve payment of Myers Excavating Invoice 2017-241 in the amount of \$6,300.00

Voice Vote: AYES: 6 ABSENT: 1
MOTION CARRIED

06173.014 Payment – Myers Excavating Invoice # 2017-254 - \$5,530.00

Motion by Neilson, supported by Koeble, to approve payment of the Myers Excavating Invoice 2017-254 in the amount of \$5,530.00.

Voice Vote: AYES: 6 ABSENT: 1
MOTION CARRIED

06173.015 Payment – Dubois-Cooper Invoice # 199984 - \$10,552.03

Motion by Hohl, supported by Koeble, to approve the payment of Invoice 199984 in the amount of \$10,552.03 dated May 1, 2017 to Dubois-Cooper.

Voice Vote: AYES: 6 ABSENT: 1
MOTION CARRIED

06173.016 Payment - MML Workers' Compensation Fund Invoice #8917204 - \$60,811.00

Motion by Dolan, supported by Koeble, to approve the payment of the Michigan Municipal League members Workers' Compensation Fund Invoice 8917204 in the amount of \$60,811.00.

Voice Vote: AYES: 6 ABSENT: 1
MOTION CARRIED

PHONE: 810-231-1000
FAX: 810-231-4295



P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139-0157



To: Planning Commissioners

From: Amy Steffens
Zoning Coordinator

Date: May 17, 2017

Agenda Item: 7b: PSPA 17-0002

Project address: 6400 E M-36 (TID 15-23-300-003)

Application: Preliminary and final site plan review for a wireless communications facility to include a 197-foot tall monopole and associated accessory equipment within a 91-foot by 64-foot leased area.

Owner: Hamburg Township

Applicant: TeleSite Wireless for Verizon Wireless/TowerCo

Site and project description

The project location is an irregularly-shaped lease area, containing 5,572 square feet within a 91-foot by 64-foot trapezoid, in the north east portion of a 35.48-acre parcel at 6400 M-36. The parcel is owned by Hamburg Township and is the site of the township's wastewater treatment plant and accessory buildings. The site fronts onto M-36 to the east; the Huron River and the Livingston County Wildlife and Conservation Club are to the north; a township-owned 27-acre parcel is to south; single-family dwellings are to the east across M-36. The site is zoned in the natural rivers (NR) district.

Proposed is a wireless communications facility, within a 62-foot by 49-foot fenced area, to include a 197-foot tall galvanized grey monopole, with a two-foot tall lightning rod attached to the top; a 1,000-gallon propane tank; and two eight-foot tall equipment cabinets and a generator on a 11.5-foot by 19.5-foot concrete pad. A nine-foot tall, 14.75-foot by 11.5-foot standing seam canopy would cover the cabinets; six 18W LED lights would be affixed to the underside of the canopy. Future equipment cabinets could be accommodated on the concrete pad. The remainder of the fenced area would be covered with a three-inch layer of crushed limestone. The lease area would gain access via as existing 25-foot wide gravel easement from M-36.

Wireless communications facility locations

General Regulations for WCF

Section 19.4.1. includes general regulations for all wireless communications equipment and support structures.

- 1. The maximum height of the new or modified support structure and antenna shall be the minimum height demonstrated to be necessary for reasonable communication by the applicant (and by other entities to collocate on the structure). The accessory building contemplated to enclose such things as switching equipment shall be limited to the maximum height for accessory structures within the respective district.**

The proposed 197-foot tall monopole is the minimum height necessary to provide coverage to the area as well as to allow for future collations of antenna arrays, which is what the township would encourage. The equipment cabinets and canopy are less than the 14-foot height allowed for accessory structures in the NR district.

- 2. The setback of the support structure from all lot lines or public, or private road rights-of-way, shall be no less than the radius of the fall zone for the support structure in the event of a total collapse, or the applicable setback for the zoning district the support structure is located within, whichever is greater. Other criteria, such as applicable regulations for the district in question used in determining the appropriate setback to be required for the structure and other facilities, must also be provided.**

The proposed tower would be 197 feet tall and would be setback from the nearest property boundaries by 224 feet to the north and 290 feet to the east; the west and south setbacks are 807 and 770 feet, respectively; all proposed setbacks would meet the required setbacks. The intent of the setback requirement for towers is the safety of the surrounding properties should the tower collapse during a catastrophic geologic or weather event. The applicant has submitted a letter from an engineer (Exhibit C) indicating that, in the presence of wind speeds exceeding the capacity of the built-in safety factors, the likely location of the monopole failure would be within the monopole shaft, above the base plate, which would likely result in the portion of the monopole above leaning over. The fall radius for the monopole design is less than 197 feet.

- 3. The setback of the wireless communications equipment shall be the required setbacks for the zoning district they are located within.**

The proposed equipment will have the same setbacks as the tower, as listed above, and will far exceed the required setbacks for the NR district.

4. **There shall be unobstructed access to the wireless communication equipment and support structures for operation, maintenance, repair, inspection purposes, and for emergency vehicles, which may be provided through or over an easement.**

Unobstructed access would be provided via a 25-foot wide utility and access easement from M-36 that traverses the site.

5. **The Planning Commission shall, with respect to the color of the support structure and all accessory buildings, review and approve so as to minimize distraction, reduce visibility, maximize aesthetic appearance, and ensure compatibility with surroundings. It shall be the responsibility of the applicant to maintain the wireless communication facility in a neat and orderly condition.**

The monopole will be galvanized grey, which is an unobtrusive color for such a structure. Staff believes that the existing vegetation and fence would provide adequate buffering from M-36 and adjacent uses.

Design, color, landscaping, and screening of the tower and lease area must be addressed to the satisfaction of the Commission.

Site Plan Review

A. The proposed development conforms to all provisions of the Zoning Ordinances.

The only Ordinance requirement that the proposed tower does not meet is the maximum allowable height for the NR district, which is 35 feet. The proposed monopole would be 197 feet tall and the tower setback from the nearest property boundaries would be 224 feet to the north and 290 feet to the east, which would meet the setback requirement of the Ordinance. The intent of the setback requirement is to provide adequate safety buffers in the event of a tower collapse. The equipment cabinets and canopy comply with the height restrictions for accessory structures in the NR district.

The proposed six-foot tall chain link fence would be topped with three strands of barbed wire. Barbed wire is permitted only in industrial districts and would not be permitted at this site.

B. All required information has been provided.

The applicant has submitted a site plan, equipment details, and a signed certification by a licensed professional engineer regarding the manner the structure would fall in the event of a severe weather event. No maintenance plan, landscape plan, or soils report has been submitted. A maintenance plan will be negotiated with the township as part of the land use permit process or in the land lease agreement. A landscape plan is not necessary for this site, given the existing heavy vegetation and the fact that this site is not visible from off-site. A soils report, as well as a full tower and equipment structural report, will be required by the Livingston County Building Department as part of the permit process but is not necessary for site plan review.

As of this writing, no acceptable removal bond has been submitted. However, the township attorney and the applicant will work toward drafting an acceptable removal bond document. Approval of the site plan review should be subject to a removal bond being accepted by the township.

C. The movement of vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.

Because the proposed tower will not generate vehicular or pedestrian traffic above what is currently generated by the existing wastewater treatment plant, this standard is not germane to the site plan review process.

D. The proposed development will be harmonious with existing and future uses in the immediate area and the community.

The Township Master Plan envisions low density residential uses for the site, as well as to the north and south; medium density residential uses are envisioned east of the site. It is highly unlikely that the subject site will be used for any purpose other than wastewater treatment facilities.

E. The proposed development provides the necessary infrastructure improvements, such as roads, drainage, pedestrian facilities and utilities, to serve the site, and be adequately coordinated with the current and future use of adjacent properties.

The proposed tower would not require roads, pedestrian facilities, or utilities. Drainage would be provided per the plans April 13, 2017 and reviewed by the township engineer on May 2, 2016.

F. The applicable requirements of Township, County and State agencies are met regarding grading and surface drainage and for the design and construction of storm sewers, storm water holding facilities, water mains, and sanitary sewers.

The township engineer, in a letter file-dated May 10, 2017, indicated that due to the site's size and because it does not drain to a county drain, no further review is necessary. However, it is suggested that the township require a drainage plan, to include a bioswale or other best management practice, at the time of land use permit application. A soil erosion and sedimentation control permit will be required from the Livingston county Drain Commissioner prior to project commencement.

G. Natural resources will be preserved to the maximum extent possible in the site design by developing in a manner which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, and woodlands.

The leased area is outside of the floodplain and wetlands areas.

H. The proposed development shall respect the natural topography to the maximum extent possible by minimizing the amount of cutting, filling, and grading required.

Soil erosion control measures will be addressed through a permit with the Livingston County Drain Commissioner.

I. The proposed development will not cause soil erosion or sedimentation.

Soil erosion control measures will be addressed through a permit with the Livingston County Drain Commissioner.

J. Landscaping, including trees, shrubs and other vegetative material is provided to maintain, improve and/or restore the aesthetic quality of the site.

It appears that the lease area will be located partially in a flat area that is not marked by vegetation, although an area of approximately 30 feet by 62 feet will be cleared to accommodate the fenced equipment and tower area; no trees greater than 8-inches are proposed to be removed, per the site plan, dated April 13, 2017. Because of the existing vegetation between the lease area and adjacent uses, staff does not believe that there is a benefit to planting additional trees or providing additional landscaping. Section 9.4.5. allows the zoning administrator to waive the tree replacement schedule based on site conditions.

A six-foot tall chain link fence with a 14-foot wide double leaf gate and a four-foot wide swing gate would enclose the 62-foot by 49-foot area within the larger lease area. Staff recommends that slats be installed in the links.

K. Conformance to the adopted Hamburg Township Engineering and Design Standards.

Hamburg Township does not have engineering and design standards and relies on best management practices; the site plans have been reviewed by the engineering consultant.

L. Site plan review standards include standards for architectural design to ensure that a new commercial, office, industrial, institutional, and multiple family developments are compatible with surrounding uses and are constructed to meet the highest design standards. Because the proposed use is a wireless communications facility, these standards would not apply and therefore staff did not consider them in the review.

Recommendations

The Planning Commission should review the project and make a decision to recommend approval of the site plan to the township board.

Staff would suggest the following approval motion:

The Planning Commission recommends approval to the Township Board of the preliminary and final site plan review to permit a wireless communications facility that will include a 197-foot tall monopole, a 1,000-gallon propane tank, and an equipment enclosure within an enclosed area at 6060 M-36 (TID 15-23-300-016). The Commission finds that the request conforms to the standards set forth in Section 19.4.1. and Section 4.5.7(A through K). Approval is subject to the following conditions being met prior to the issuance of a land use permit:

- 1. A removal bond shall be submitted and accepted by Hamburg Township.**
- 2. Development shall conform to the site plans file-dated April 13, 2017.**
- 3. An engineered drainage plan, to include a bioswale or best management practice, shall be submitted with the land use permit application.**
- 4. A Soil Erosion and Sedimentation Control Permit will need to be obtained from the Livingston County Drain Commissioner prior to the start of construction.**
- 5. A maintenance plan, as deemed necessary by Hamburg Township, shall be submitted and accepted by the township.**
- 6. The wireless communications facility shall comply with all local, state, and federal regulations.**
- 7. No barbed wire is permitted as part of this project.**

Exhibits

Exhibit A: Site plan review application

Exhibit B: Site plans

Exhibit C: Structural letter

Exhibit D: Engineering review



PSA 7-0002

Exhibit A

FAX 810-231-4295
PHONE 810-231-1000

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

SITE PLAN APPROVAL APPLICATION

Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Site Plan Approval Application.

Application fees and review fees are required at the time of application.

In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.

Note: Acreage calculations based upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)

The undersigned hereby makes application for a Site Plan Approval for: (Check all that apply)

1. **TYPE OF PROJECT:** ☐ Open Space ☐ Echo ☐ Residential ☐ Condominium
☒ Commercial ☐ Industrial ☐ PUD ☐ Hardship PUD
2. **TYPE OF APPLICATION:** ☐ Preliminary Site Plan ☐ Optional Conceptual Site Plan Review by Planning Commission
☐ Final Site Plan ☒ Combined - Preliminary/Final Site Plan
☐ Site Plan Amendment (less than 25% area of site being changed) ☐ Site Plan Amendment (26% or more or site being changed)

3. **PROJECT NAME:** Verizon Wireless Site #56 "Hamburg" Submittal Date: _____

4. **PROJECT ADDRESS:** 6400 E. M-36

Tax Code Numbers: 15 - 4715-23-300-028 15 - _____ 15 - _____
15 - _____ 15 - _____ 15 - _____

☐ Metes & Bounds Parcel ☐ Subdivision _____ Lot Numbers: _____

Zoning District Classification: NR - Natural River Floodplain Classification: TBD by Township

Number of Lots Proposed: N/A Acreage of Project: N/A

5. **PROJECT DESCRIPTION:** New wireless communications tower on site of wastewater treatment facility.

galvanized steel

Tele-Site Inc.
2702 N. Pontiac Trail
Commerce Twp MI 48390

RECEIVED
04/13/2017 1:57:01 PM
HAMBURG TOWNSHIP
PLANNING COMMISSION

6. **OWNER/PROPRIETOR INFORMATION:**

Name: Township of Hamburg Phone Number(s): 810-231-1000
 Email: _____ Address: 10405 Merrill Road
 City: Hamburg State: Michigan Zip: 48139

7. **APPLICANT:**

Name: TeleSite Wireless for Verizon Wireless/TowerCo Phone Number(s): 248-798-4429
 Email: dantoun@telesitewireless.com Address: 1015 S. Lake Drive
 City: Novi State: Michigan Zip: 48377

8. **DESIGNER INFORMATION:**

Name: Midwestern Consulting Phone Number(s): 734-995-0200
 Email: sgf@midwesternconsulting.com Address: 3815 Plaza Drive
 City: Ann Arbor State: Michigan Zip: 48108

9. **SPECIAL USE PERMIT:**

Is a Special Use Permit required for this project? ☒ No ☐ Yes
 IF YES, Attach Special Use Permit Application Form with this site plan review application form

APPLICANT CERTIFICATION:

I hereby certify that all structures and uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the site plan application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the plans submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

PROPERTY OWNERS SIGNATURE:  DATE: 4-13-2017

*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.

Verizon Wireless Site #56 "Hamburg"

Zoning Ordinance Responses

Section 8.25 Wireless Communication Facilities

Section 8.25.1 Wireless Communication Facilities

A. Wireless communication facilities shall be a **permitted use** in the following circumstances, subject to site plan approval by the Planning Commission:

1. In the Public and Private Recreation Facilities District. **Response: Not applicable. The site is located in NR Natural River zoning district.**
2. Located on any government owned property. **Response: Applicable. The subject property is owned by Hamburg Township and serves as the location of a water treatment facility.**
3. A proposed collocation upon an attached wireless communication facility, which facility, which had been pre-approved for such collocation as part of an earlier approval by the Township. **Response: Not applicable.**
4. An existing structure, which serves as an attached wireless communication facility where the existing structure is not altered or materially changed in appearance, as determined by the Planning Commission. **Response: Not applicable.**

B. If the applicant demonstrates to the satisfaction of the Planning Commission that a wireless communication facility may not be reasonably established as a permitted use in the above listed areas, then, wireless communication facilities may be permitted elsewhere in the community as a special land use, subject to the additional standards and conditions set forth below: **Response: Not applicable. The applicant proposes to establish a new tower in accordance with Section (A)(2) above.**

1. The applicant shall demonstrate to the satisfaction of the Planning Commission the need for the proposed facility to be located outside the permitted areas. **Response: Not applicable. The applicant is proposing a new tower on property owned by the township.**
2. The proposal shall be reviewed in conformity with the collocation requirements of this Section. **Response: Understood by the applicant.**
3. At the time of the submittal, the applicant shall demonstrate that a location within the permitted areas cannot reasonably meet the coverage and/or capacity needs of the applicant. **Response: Not applicable. A site within the above-listed permitted areas has been located. The property is owned by Hamburg Township.**
4. Wireless communication facilities shall be of a design such as (without limitation) a steeple, bell tower, or other form, which is compatible with the existing character of the proposed site, neighborhood, and general area as approved by the Township. **Response: The applicant is proposing a monopole tower for the subject site. The property is the location of the township's waste water treatment plan. It is not accessible by the public. In addition, much of the site is not viewable by the public as it is surrounded by extensive tree and plant growth. With these factors in mind it is the opinion of the applicant that a standard monopole tower should be acceptable.**

Section 8.25.2 General Regulations for All Facilities.

A. The maximum height of the new or modified support structure and antenna shall be the minimum height demonstrated to be necessary for reasonable communication by the applicant (and by other entities to collocate on the structure). The accessory building contemplated to enclose such things as switching equipment shall be limited to the maximum height for accessory structures within the respective district. **Response: The applicant is proposing a 199' tall tower facility (including lightning rod). This height will allow Verizon to situate its equipment near the top of the tower leaving a minimum of (2) collocation spaces on the tower.**

B. The setback of the support structure from all lot lines or public, or private road rights-of-way shall be no less than the height of the structure. Information in regard to the manner in which the proposed structure will fall shall be provided which is to be certified and signed by a State of Michigan licensed professional engineer. Other criteria such as applicable regulations for the district in question, in determining the appropriate setback to be required for the structure and other facilities must also be provided. **Response: A Fall-Zone letter from an engineer licensed in Michigan is attached for review. The proposed setbacks exceed the height of the proposed tower.**

C. There shall be unobstructed access to the support structure, for operation, maintenance, repair, inspection purposes, and for emergency vehicles, which may be provided through or over an easement. **Response: The applicant intends to utilize the existing service drive for vehicular access to the site.**

D. The Planning Commission shall, with respect to the color of the support structure and all accessory buildings, review and approve so as to minimize distraction, reduce visibility, maximize aesthetic appearance, and ensure compatibility with surroundings. It shall be the responsibility of the applicant to maintain the wireless communication facility in a neat and orderly condition. **Response: The proposed tower will be gray-steel in its appearance. This is typical of monopole-type towers. With regards to accessory equipment it is the intent of the applicant to install cabinets on a concrete pad. Verizon Wireless is not proposing an equipment shelter for this site.**

Section 8.25.3 Application Requirements

A. Applicants shall submit a site plan and landscape plan site illustrating that the proposed operation meets the requirements of Article 4.00 of the Zoning Ordinance. **Response: A site plan has been submitted in accordance with the requirements of this section. The applicant does, however, request a waiver from the landscaping requirement pursuant to Article 9, Section 9.4.6 Greenbelts and Buffers subsection (F). It is the assertion of the applicant that the establishment of landscaping treatments (and their necessary maintenance) appears to have no benefit to the community. The base of the tower site itself is not visible from public roadways and the parent property itself is not accessible by the public.**

B. The support system shall be constructed in accordance with all applicable building codes and shall include the submission of a soils report from a geotechnical engineer, licensed in the State of Michigan. This soils report shall include soil borings and statements confirming the suitability of soil conditions for the proposed use. The requirements of the Federal Aviation Administration, Federal Communication Commission, and Michigan Aeronautics Commission shall be noted. **Response: All of the above mentioned conditions will be met. Once the geotechnical reports and FAA, FCC and MAC approvals are finalized the applicant will gladly supply copies of them to the township for its records. The soils report will be submitted to the building department as part of its application for construction permits.**

C. A maintenance plan, and any applicable maintenance agreement, shall be presented and approved as part of the site plan for the proposed facility. Such plan shall be designed to ensure the long term, continuous maintenance to a reasonably prudent standard. **Response: Should the township feel that a maintenance agreement is necessary then legal counsel for the applicant will work with the township attorney to craft one.**

D. The application shall include a description of security to be posted at the time of receiving a building permit for the facility to ensure removal of the facility when it has been abandoned or is no longer needed. In this regard, the security shall, at the election of the applicant, be in the form of: (1) cash; (2) letter of creditor, (3) an agreement in a form approved by the Township Attorney and recordable at the office of the County Register of Deeds, establishing a promise of the applicant and owner of the property to remove the facility in a timely manner as required under this section of the ordinance, with the further provision that the applicant and owner shall be responsible for the payment of any costs and attorney fees incurred by the community in securing removal. **Response: Verizon Wireless prefers to establish a bond for possible removal. Verizon's legal counsel will work with the township attorney with regards to form and amount.**

E. The application shall include a map showing existing and known proposed wireless communication facilities within the Township, and further showing existing and known proposed wireless communication facilities within areas surrounding borders of the Township. Any such information which is trade secret and/or other confidential commercial information which, if released would result in commercial disadvantage to the applicant, may be submitted with a request for confidentiality in connection with the development of governmental policy MCL 15.243(1)(g). This ordinance shall serve as the promise to maintain confidentiality to the extent permitted by law. The request for confidentiality must be prominently stated in order to bring it to the attention of the Township. **Response: Attached are coverage plots for Verizon Wireless that show existing coverage conditions and proposed coverage conditions once the new site is completed. The maps contain all existing Verizon Wireless sites in and around the township. There are no additional sites planned for the mapped area at this time.**

F. The name, address and phone number of the person to contact for engineering, maintenance and other notice purposes. This information shall be continuously updated during all times the facility is on the premises. **Response: A contact person will be designated once the tower is constructed. At that time the township will be provided with all necessary contact information for that person.**

G. The application shall include a signed certification by a State of Michigan licensed professional engineer with regard to the manner in which the proposed structure will fall, which certification will be utilized, along with other criteria such as applicable regulations for the district in question, in determining the appropriate setback to be required for the structure and other facilities. **Response: A "fall zone letter" signed by a State of Michigan engineer is attached.**

Section 8.25.4 Collocation

A. Statement of Policy. It is the policy of the Township to minimize the overall number of newly established locations for wireless communication facilities and wireless communication support structures within the community. The provisions of this subsection are designed to carry out and encourage conformity with this policy. **Response: The applicant finds that this section is not applicable to the proposed project.**

B. Feasibility of Collocation. Collocations shall be deemed to be "feasible" for purposes of this section where all of the following are met:

1. The wireless communication provider entity under consideration for collocation will undertake to pay market rent or other market compensation for collocation.
2. The site on which collocation is being considered, taking into consideration reasonable modification or replacement of a facility, is able to provide structural support.
3. The collocation being considered is technologically reasonable, e.g., the collocation will not result in unreasonable interference, given appropriate physical and other adjustment in relation to the structure, antennas, and the like.
4. The height of the structure necessary for collocation will not be increased beyond a point deemed to be permissible by the Township, taking into consideration the several standards contained in Section 8.25.2.

C. Requirements for Collocation

1. A land use permit or special land use permit (where applicable) for the construction and use of a new wireless communication facility shall not be granted unless and until the applicant demonstrates that a feasible collocation is not available for the coverage area and capacity needs. ***Response: A member of the Verizon Wireless Radio Frequency Engineering team will attend the Planning Commission meeting(s) in order to explain the chosen location for the tower and why, if any, other towers were not suitable for use by Verizon Wireless for the current coverage objective. Coverage maps will also be provided.***
2. All new and modified wireless communication facilities shall be designed and constructed so as to accommodate collocation. ***Response: The proposed tower is designed to accommodate a minimum of (2) additional collocation opportunities for collocators with loading similar to Verizon. Other/additional collocations may be possible as well.***
3. The policy of the community is for collocation. Thus, if a party who owns or otherwise controls a wireless communication facility shall fail or refuse to alter a structure so as to accommodate a proposed and otherwise feasible collocation, such facility shall thereupon and thereafter be deemed to be a nonconforming structure and use, and shall not be altered, expanded or extended in any respect. ***Response: Verizon Wireless maintains notional master agreements with all major licensed wireless services providers. These agreements contain previously negotiated terms and conditions that are amenable to the parties and allow for expeditious collocation processes.***
4. If a party who owns or otherwise controls a wireless communication facility shall fail or refuse to permit a feasible collocation, and this requires the construction and/or use of a new facility, the party failing or refusing to permit a feasible collocation shall be deemed to be in direct violation and contradiction of the policy, intent and purpose of the Township, and, consequently such party shall take responsibility for the violation, and shall be prohibited from receiving approval for a new wireless communication support structure within the Township for a period of five(5) years from the date of the failure or refusal to permit the collocation. Such a party may seek and obtain a variance from the Zoning Board of Appeals if and to the limited extent the applicant demonstrates entitlement to variance relief which, in this context, shall mean a demonstration that enforcement of the five (5) year prohibition would unreasonably discriminate among providers of functionally equivalent wireless communication services, or that effect of such enforcement would have the effect of prohibiting the provision of personal wireless communication services. ***Response: As a follow-up to item #3 above, Verizon Wireless understands and agrees to the conditions of both Section (3) and Section (4) regarding the collocation policies of the township.***

Section 8.25.5. Removal

A. A condition of every approval of a wireless communication facility shall be adequate provision for removal of all or part of the facility by users and owners when the Township becomes aware that a facility has not been used for one hundred eighty (180) days or more. For purposes of this section, the removal of antennas or other equipment from the facility, or the cessation of operations (transmission and/or reception of radio signals) shall be considered as the beginning of a period of nonuse. **Response: Understood and agreed to by the applicant.**

B. The situations in which removal of a facility is required, as set forth in paragraph (A) above, may be applied and limited to portions of a facility. **Response: Understood and agreed to by the applicant.**

C. Upon the occurrence of one or more of the events requiring removal, specified in paragraph (A) above, the property owner or persons who had used the facility shall immediately apply or secure the application for any required demolition or removal permits, and immediately proceed with and complete the demolition/removal, restoring the premises to an acceptable condition consistent with Township codes and ordinances determined by the Zoning Administrator. **Response: Understood and agreed to by the applicant.**

D. The Township may remove or secure the removal of the facility if the following has not occurred:

1. The required removal has not been lawfully completed within sixty (60) days of the applicable deadline, and after at least thirty (30) days written notice. **Response: Understood and agreed to by the applicant.**

2. An application for reuse of the facility has not been submitted to the Township within the one hundred and eighty (180) days. An application for reuse is subject to the review procedures and standards outlined in this Ordinance. **Response: Understood and agreed to by the applicant.**

E. Any and all costs incident to the removal of the facility, including, but not limited to administrative charges, legal fees, court cost, construction costs, or expenses shall be the sole responsibility of the owner of the facility or any security deposits as may have been required by the Township at the time the application was made for establishing the facility. **Response: Understood and agreed to by the applicant.**

Article 9, Section 9.4.6 Greenbelts and Buffers

F. Waivers and Modifications. The Planning Commission may waive or modify the fencing or landscape buffering requirements upon a determination that a solid fence or landscaping buffer will not be necessary or effective for screening. In making such a determination, the following shall be considered. **Response: The applicant wishes to obtain a waiver from the requirement that a greenbelt or buffer be established around the tower compound.**

1. Need for security; **Response: The applicant intends to establish a security fence but wishes to obtain a waiver from the requirement that landscaping be established to decorate the exterior of the compound.**

2. Abutting district or existing use; **Response: The subject property is zoned RA Medium Density Single Family Residential as are properties to the West and South. Land to the North is zoned NR Natural River as the Huron River abuts the subject property to the north. Land to the east are zoned WFR**

Waterfront Residential. It is important to note, however, that the subject property is surrounded and enclosed by mature tree stands and plant growth that obscures any public views of the property.

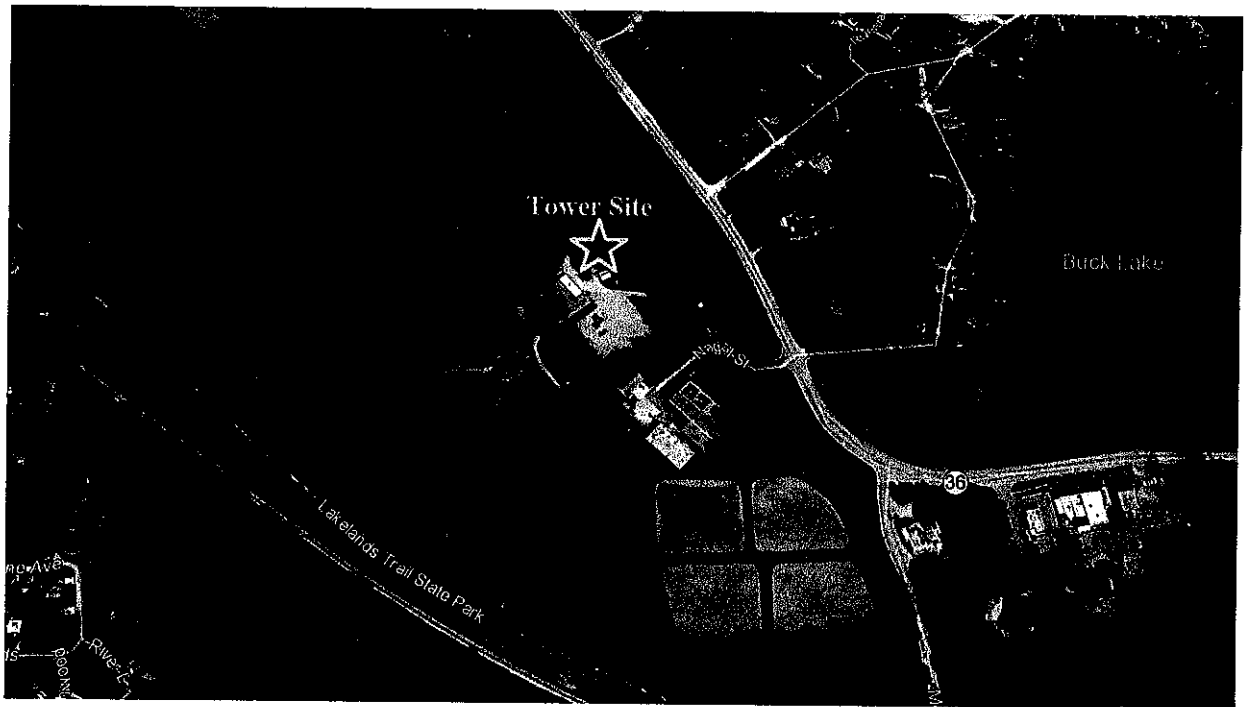
3. Extent that existing natural vegetation provides the desired screening; ***Response: The property and the existing wastewater treatment operation are completely shielded from public view by existing mature tree and plant growth (see pictures below).***

4. Topography which would eliminate the benefits of required landscaping; ***Topography of the site is essentially the same as that of surrounding properties.***

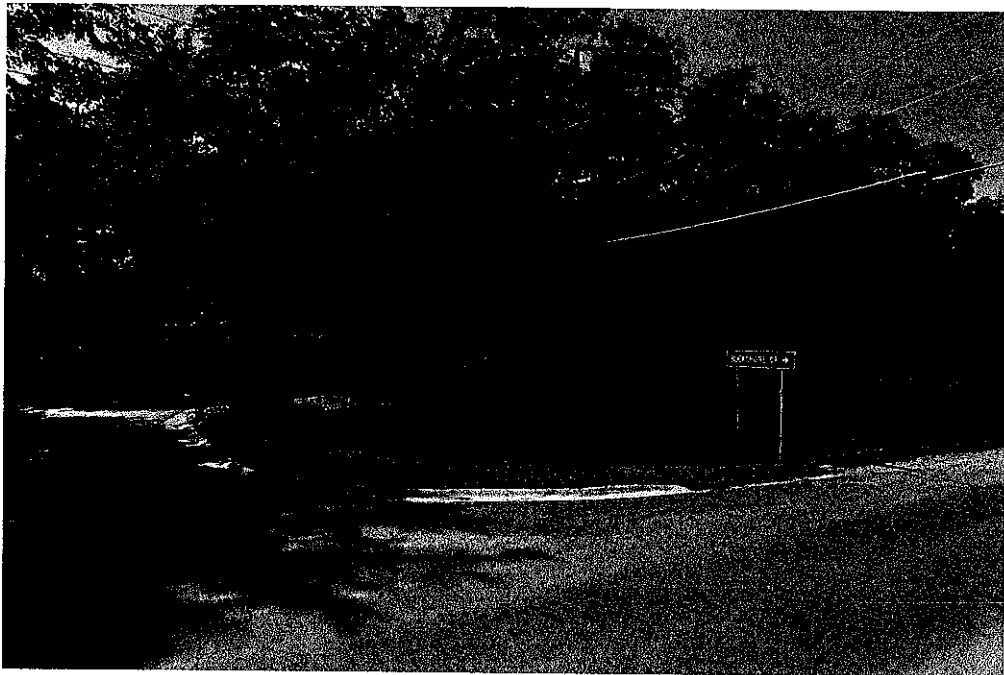
5. Building heights and views in relation to existing topography and vegetation as well as views from adjacent uses; ***Response: Views from all directions are essentially obscured by existing tree and plant growth. While the upper part of the tower will be visible at a distance there is no existing view of the buildings on the site and there will be no available view of the tower compound from nearby homes or from M-36.***

6. Similar conditions existing such that no good purpose would be served by providing the required landscaping plan. ***Response: The existence of the wastewater treatment facility on the property creates a somewhat mechanized feel to the land. The proposed tower will easily fit-in with that environment as it will feature a security fence around the compound which will contain equipment cabinets on concrete pads.***

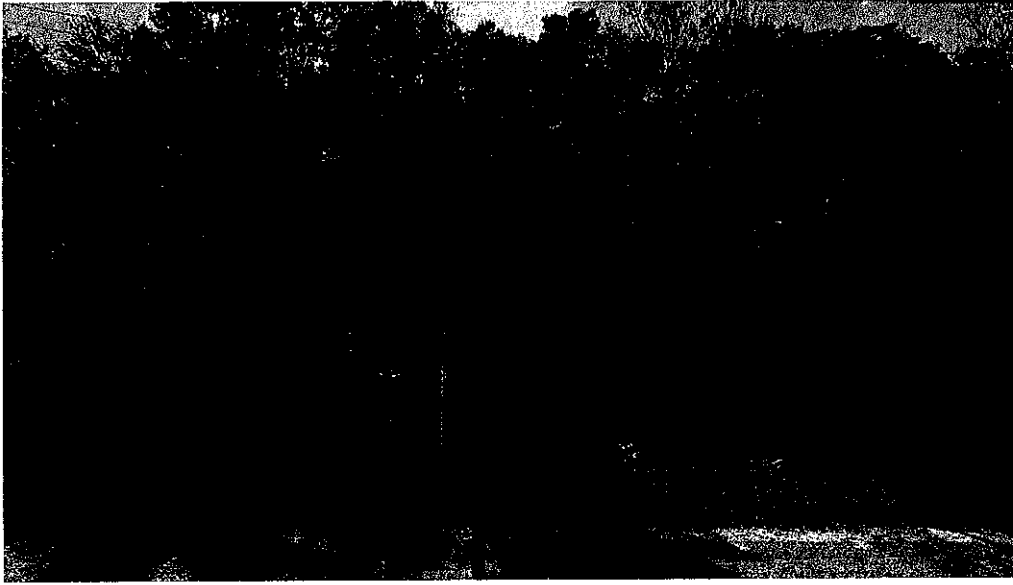
Aerial View of Proposed Tower Location and Extensive Tree and Vegetation Growth



View of Entrance to the Existing Wastewater Treatment Facility

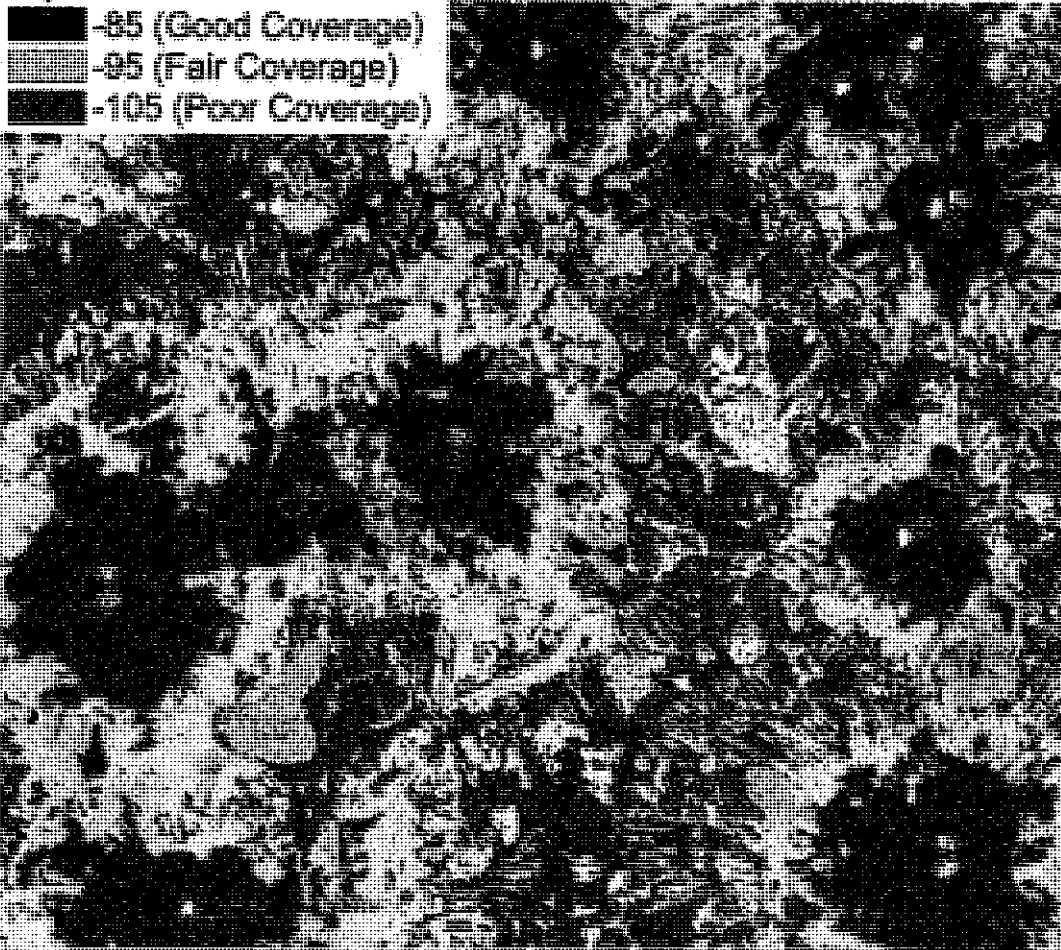


View of the site from Hiawatha Street



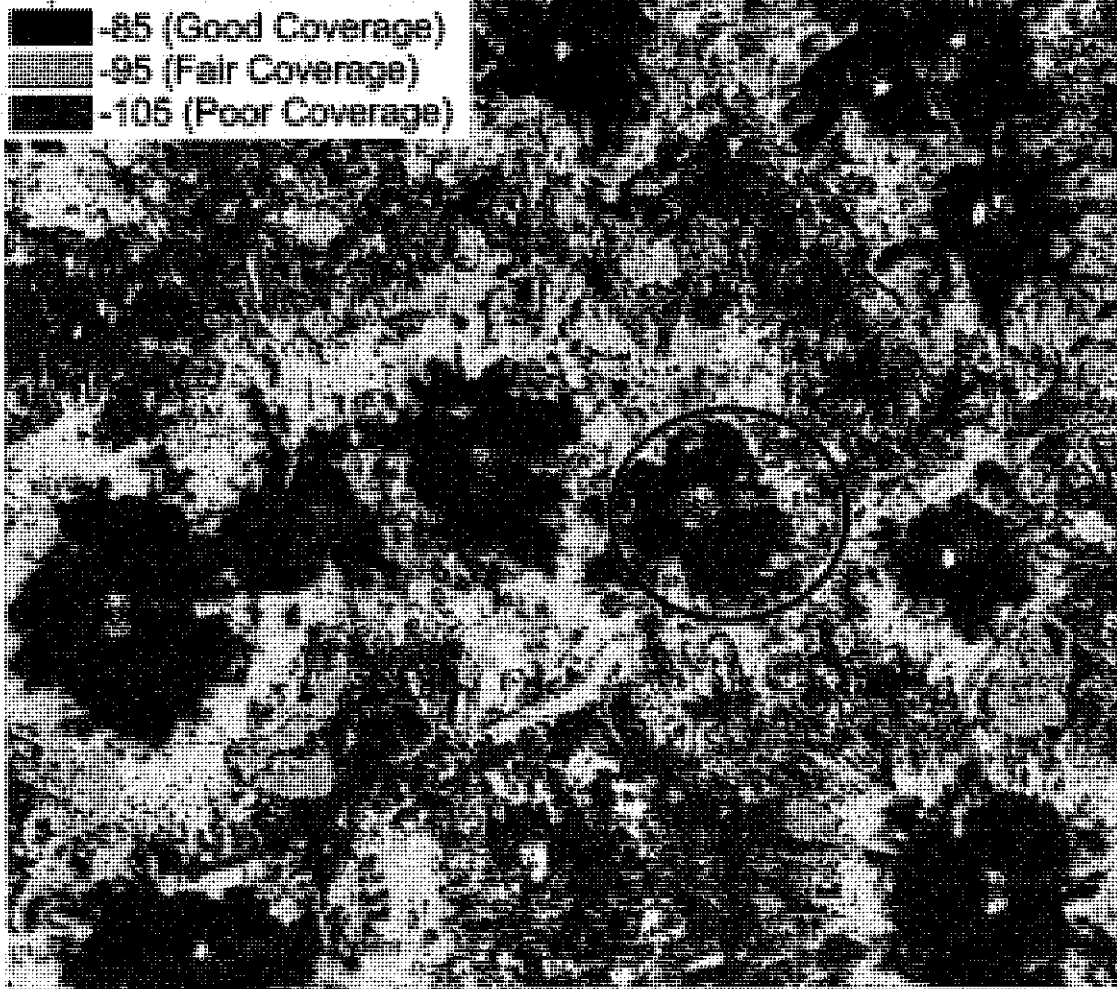
Verizon Wireless Coverage Map Showing Current Conditions w/out Proposed Site

Current Coverage

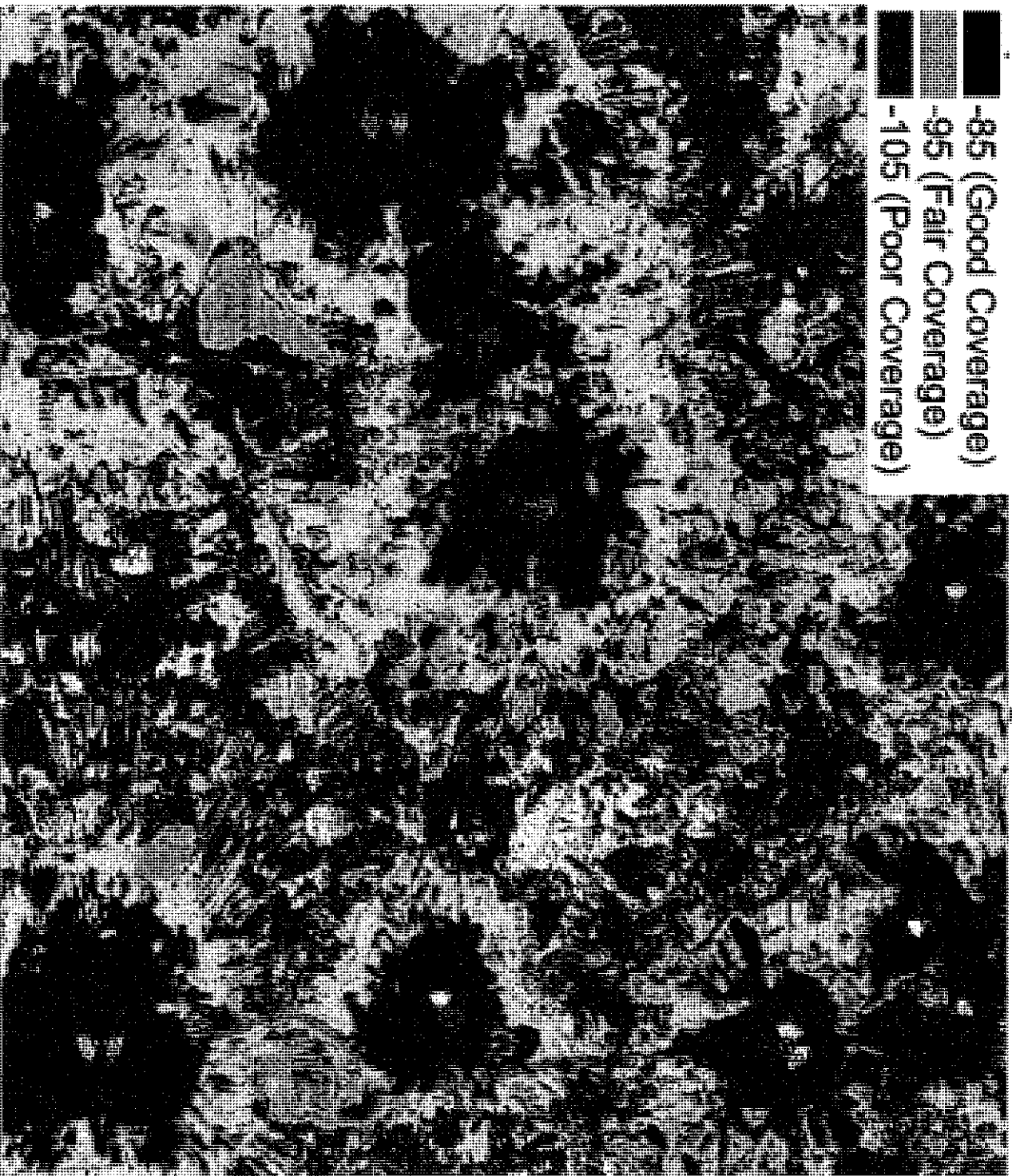
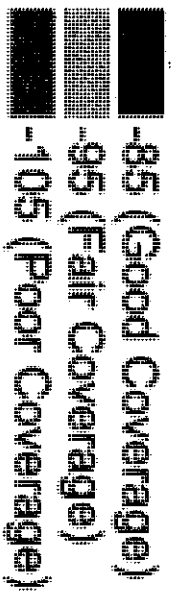


Verizon Wireless Coverage Map Showing Conditions With Proposed Site

Coverage with Hamburg II Location



Current Coverage

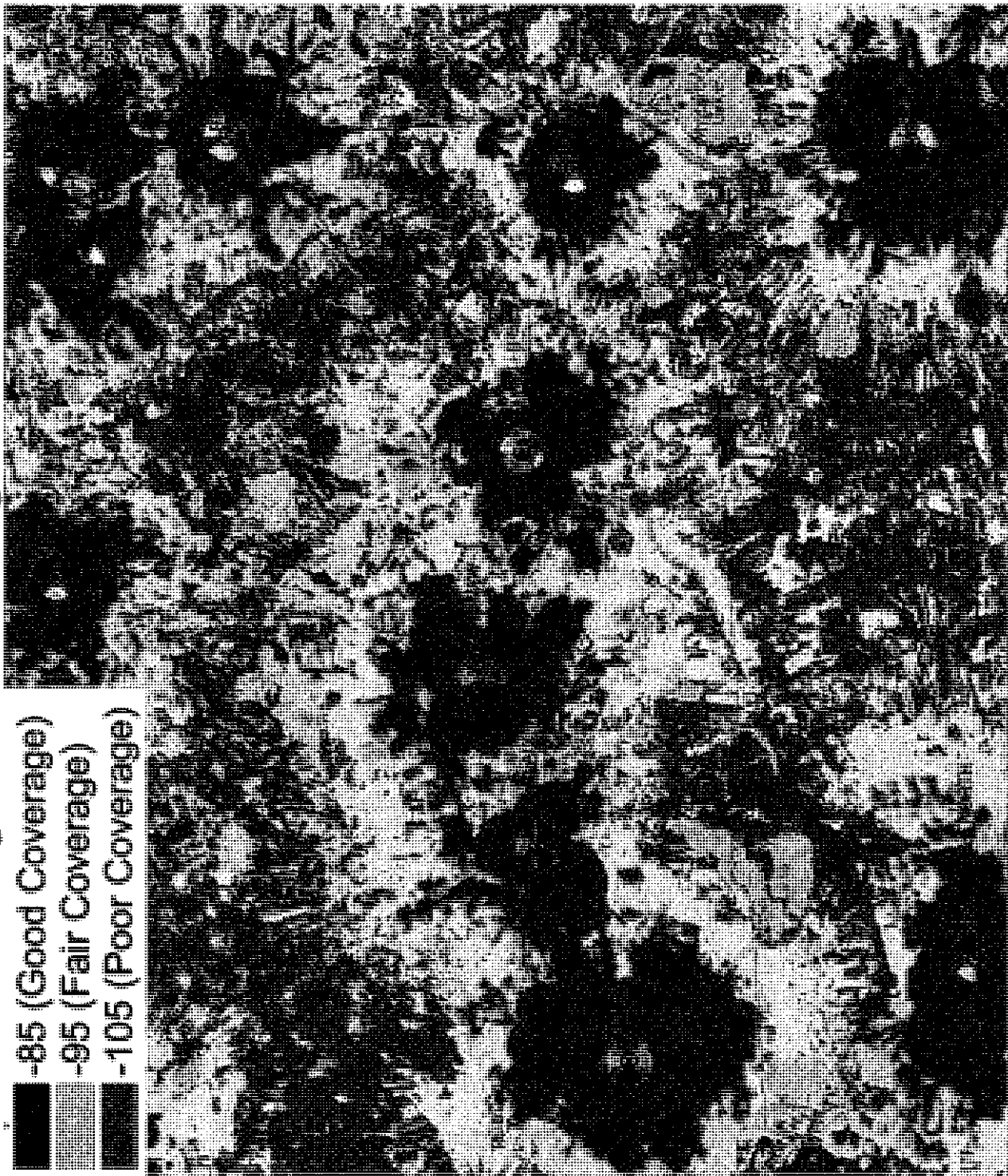


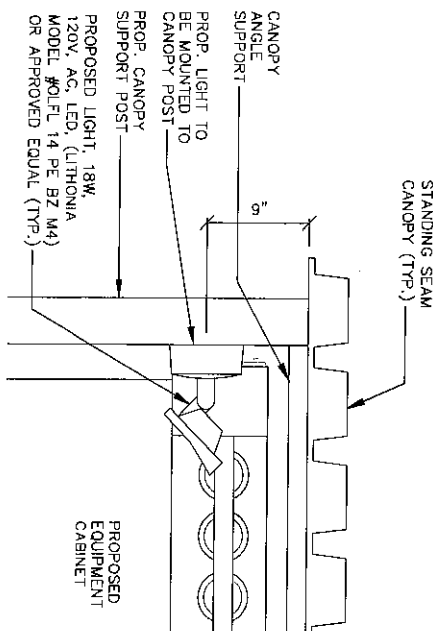
Coverage with Hamburg II Location

-85 (Good Coverage)

-95 (Fair Coverage)

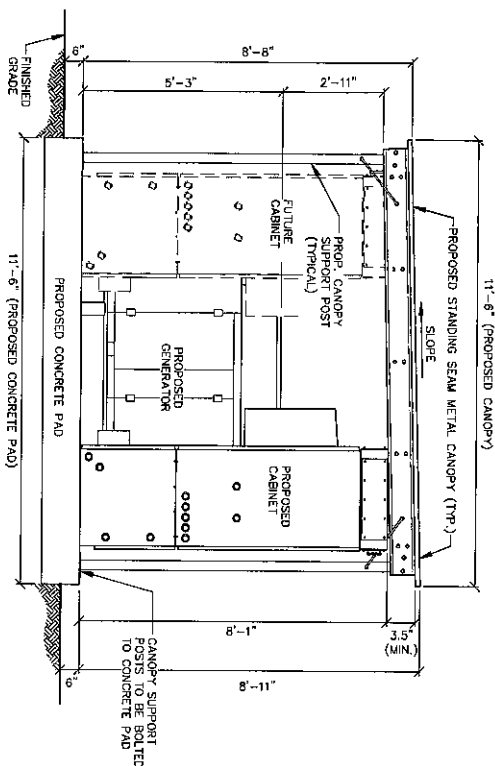
-105 (Poor Coverage)



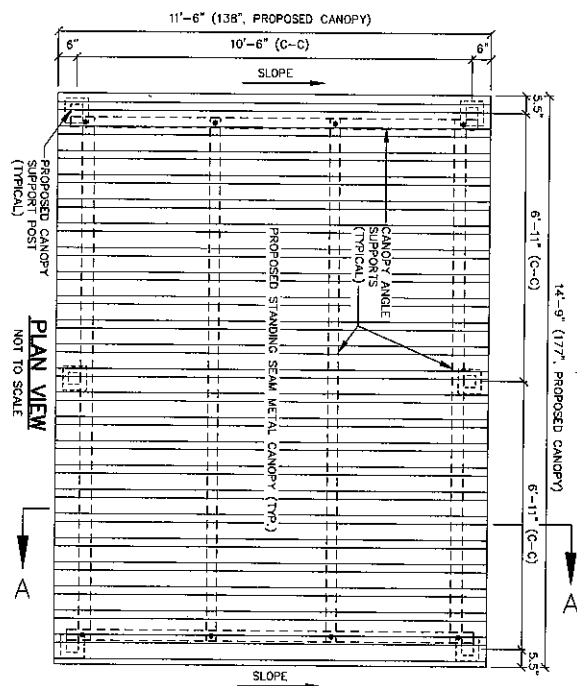


CONNECTION DETAIL
NOT TO SCALE

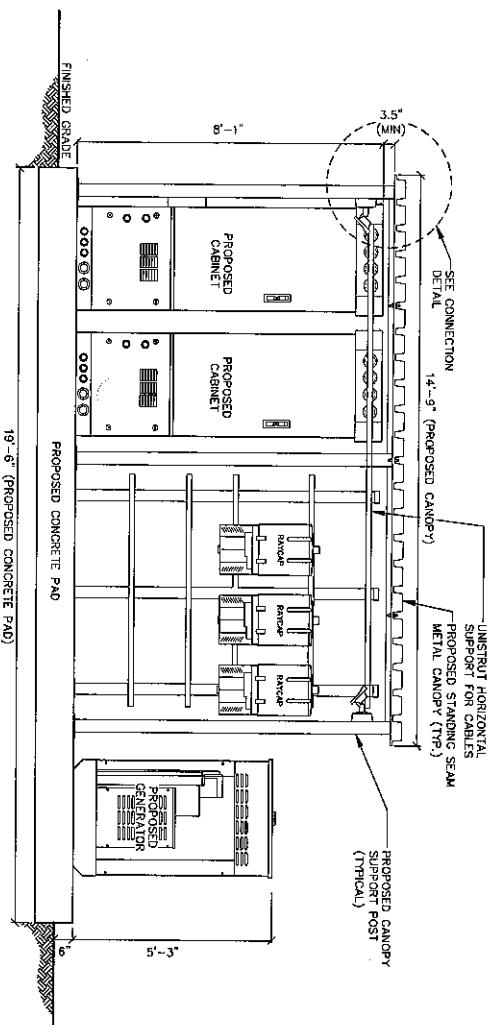
PROPOSED CANOPY SHALL BE COMMScope, INC. MODEL M1C38641215_CD OR APPROVED EQUAL



SECTION A-A
NOT TO SCALE



PLAN VIEW
NOT TO SCALE



ELEVATION VIEW
NOT TO SCALE

JOB No. 05268-6790	DATE 7/20/16
REVISION	SHEET 10 OF 17
1. VERIFY EQUIPMENT LAYOUT	CADD-JCS, PDR
2. CHECK EQUIPMENT LAYOUT	DATE 6/23/17
	BY TCS
	DATE 7/20/16
	BY TCS

C8

verizon

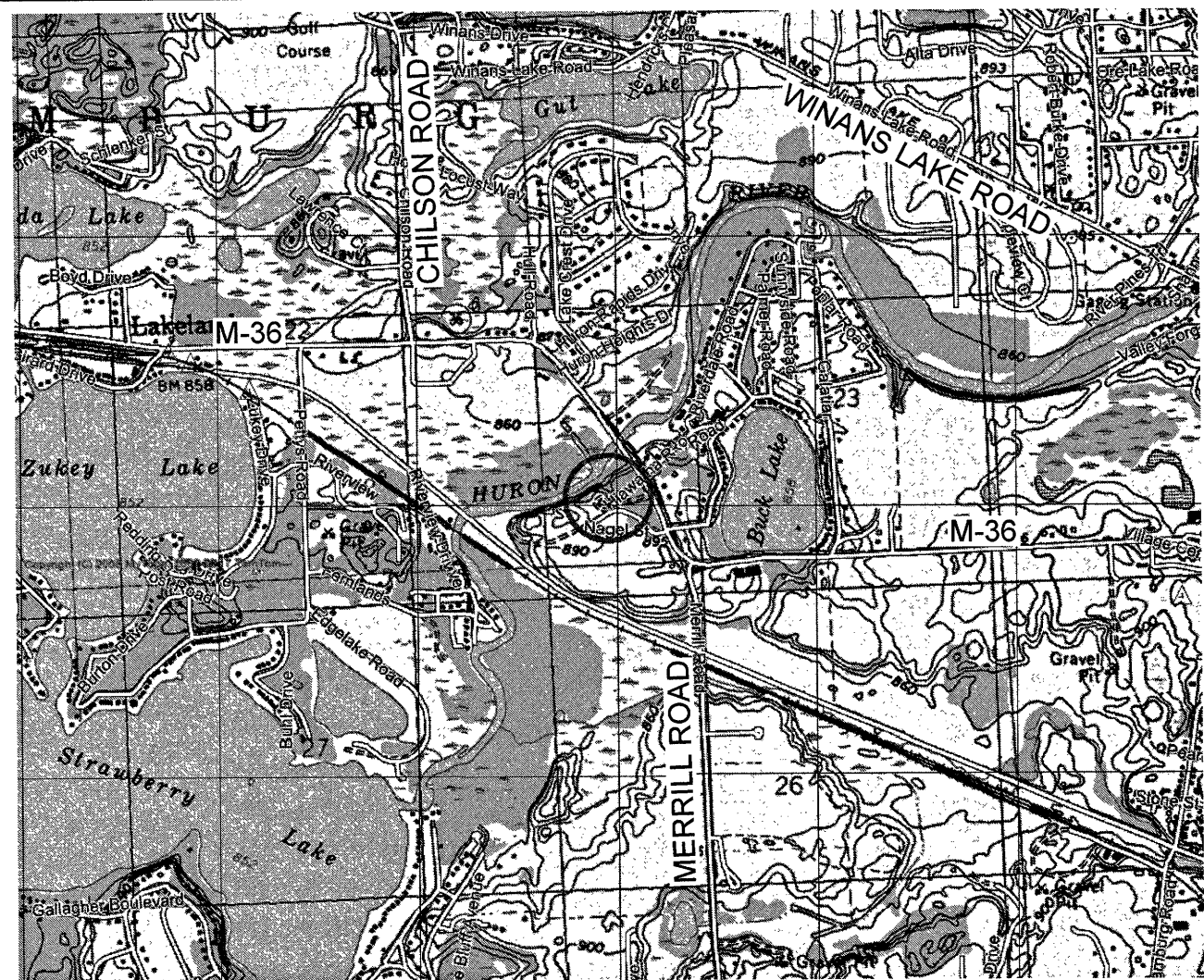
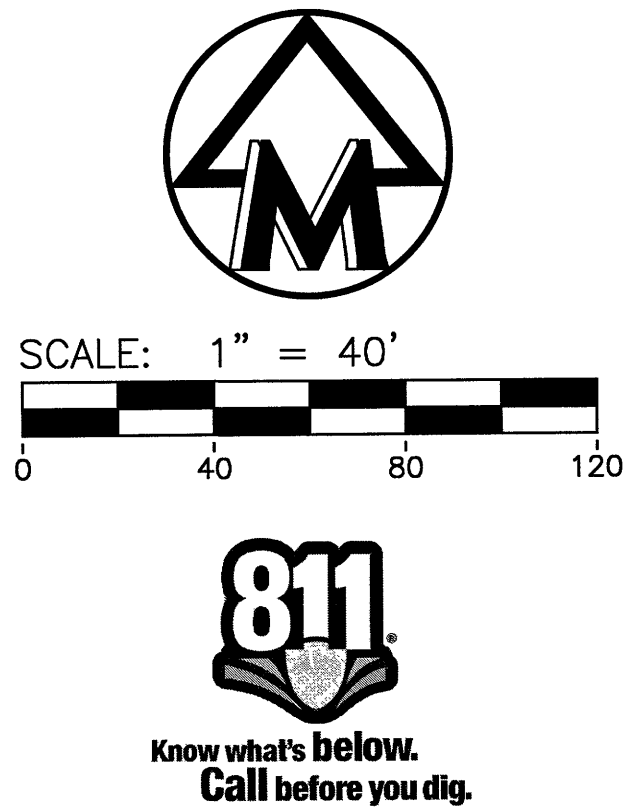
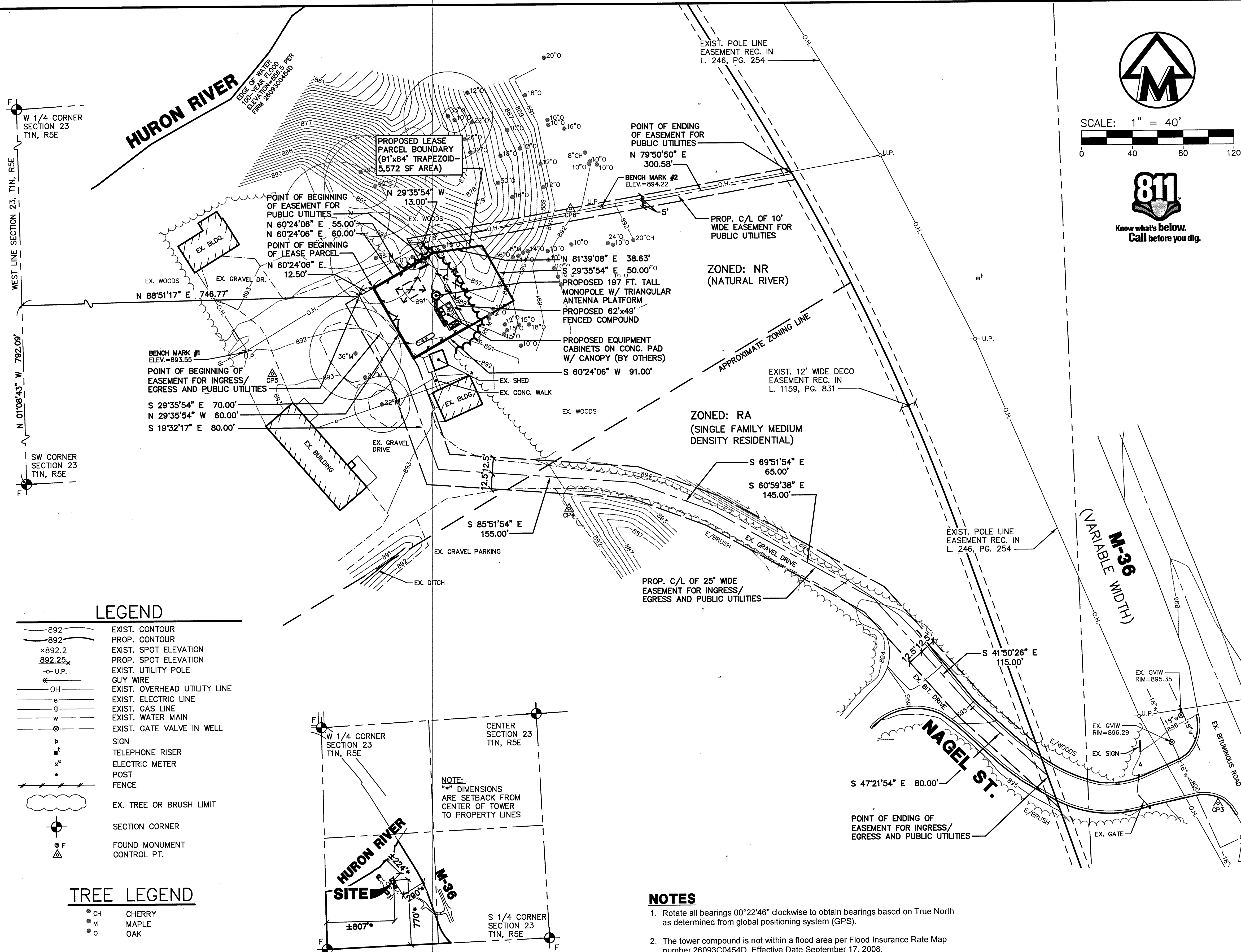
SITE #6790 - "CADILLAC DRIVE"
FREEMAN TOWNSHIP, CLARE COUNTY, MICHIGAN
CANOPY DETAILS AND VIEWS

APPLICANT/LESSEE:

NEW PAR, A DELAWARE PARTNERSHIP
d/b/a VERIZON WIRELESS
24245 NORTHWESTERN HIGHWAY
SOUTHFIELD, MICHIGAN 48075
PHONE: (248) 615-3000



MIDWESTERN
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3615 First Street, Suite 200, Michigan City, IN 46351
773/955-1100 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Written Communications • Transportation • Landfill Services



LOCATION
LONGITUDE 83° 49' 30.9"
LATITUDE 42° 27' 31.1"
GROUND ELEV. @ TOWER BASE = 891.00

LEGAL DESCRIPTION OF LEASE PARCEL
Commencing at the Southwest corner of Section 23, T1N, R5E, Hamburg Township, Livingston County, Michigan; thence N 01°08'43" W 792.09 feet along the west line of said Section 23; thence N 88°51'17" E 746.77 feet; thence N 60°24'06" E 12.50 feet to the POINT OF BEGINNING;

thence N 60°24'06" E 55.00 feet;
thence N 81°39'08" E 38.63 feet;
thence S 29°35'54" E 50.00 feet;
thence S 60°24'06" W 91.00 feet;
thence N 29°35'54" W 64.00 feet to the POINT OF BEGINNING; being part of the Southwest 1/4 of Section 23, T1N, R5E, Hamburg Township, Livingston County, Michigan; containing 5,572 square feet, or 0.128 acres; subject to easements and restrictions of record, if any;

Together with a 25 foot wide access and utility easement, the centerline of said easement is described as follows:

Commencing at the Southwest corner of Section 23, T1N, R5E, Hamburg Township, Livingston County, Michigan; thence N 01°08'43" W 792.09 feet along the west line of said Section 23; thence N 88°51'17" E 746.77 feet to the POINT OF BEGINNING;

thence S 29°35'54" E 70.00 feet;
thence S 19°32'17" E 80.00 feet;
thence S 85°51'54" E 155.00 feet;
thence S 69°51'54" E 65.00 feet;
thence S 60°59'38" E 145.00 feet;
thence S 41°50'26" E 115.00 feet;
thence S 47°21'54" E 80.00 feet to the southwesterly right-of-way line of M-36 and the POINT OF ENDING; being part of the Southwest 1/4 of Section 23, T1N, R5E, Hamburg Township, Livingston County, Michigan; subject to easements and restrictions of record, if any;

And together with 10 foot wide utility easement, the centerline of said easement is described as follows:

Commencing at the Southwest corner of Section 23, T1N, R5E, Hamburg Township, Livingston County, Michigan; thence N 01°08'43" W 792.09 feet along the west line of said Section 23; thence N 88°51'17" E 746.77 feet; thence N 60°24'06" E 60.00 feet to the POINT OF BEGINNING;

thence N 29°35'54" W 13.00 feet;
thence N 79°50'50" E 300.58 feet to the southwesterly right-of-way line of M-36 and the POINT OF ENDING; being part of the Southwest 1/4 of Section 23, T1N, R5E, Hamburg Township, Livingston County, Michigan; subject to easements and restrictions of record, if any.

LEGAL DESCRIPTION OF OVERALL PARCEL
(Based on Title Commitment Description)

A portion of those parcels of land in Township of Hamburg, Livingston County, State of Michigan, as more fully described in deed Liber 2223, Page 463, ID# 4715-23-300-003, being known and designated as follows:

Premises situated in the Township of Hamburg, County of Livingston, State of Michigan to Wit: Section 23, Town 1 North, Range 5 East, Southwest 1/4 of Southwest 1/4 south of Huron River and west of M-36, also including strip of land extended easterly along south section line to north-south 1/4 line, Livingston County records. Tax ID no. 4715-23-300-003

Exceptions:

There are no recorded exceptions in the vicinity of the proposed project site per AMC Settlement Services Report of Title, File No. 11578774, effective date 09/28/2016.

PREPARED BY:
MIDWESTERN CONSULTING, L.L.C.



PAUL KOVACS, P.S. #62151

NOTES

- Rotate all bearings 00°22'46" clockwise to obtain bearings based on True North as determined from global positioning system (GPS).
- The tower compound is not within a flood area per Flood Insurance Rate Map number 26093C0454D. Effective Date September 17, 2008.

BENCH MARKS

- Spike in the south side of a utility pole located ±140 feet west of the proposed monopole.
Elevation: 893.55 (NAVD 88 Datum)
- Spike in the east side of a utility pole located ±160 feet northeast of the proposed monopole.
Elevation: 894.22 (NAVD 88 Datum)

PROPERTY INFORMATION

TAX PARCEL: #15-22-400-003
OWNER: HAMBURG TOWNSHIP
10405 MERRILL ROAD
HAMBURG, MICHIGAN 48139
CELL SITE ADDRESS:
M-36
PINCKNEY, MICHIGAN 48169

OVERALL PARCEL SKETCH

SCALE: 1"=600'



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



8000 VALLEYSTONE DRIVE
CARY, NC 27516
855-853-5700 PH
919-469-6550 FAX

SITE # M10329
'HAMBURG II'

HAMBURG TOWNSHIP
LIVINGSTON COUNTY
MICHIGAN

REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE
3/21/17					
1. CHANGE LEASE AREA SIZE & LOCATION					

MIDWESTERN CONSULTING

3815 Plaza Drive
Ann Arbor, Michigan 48108
(734) 995-0000
www.midwesternconsulting.com
Land Development • Land Survey
Wireless Communications • Municipal
Transportation • Landfill Services

JOB No. 15044-568
DATE: 3/17/17
CADD: GLS, TES
ENG: SOF
PM: JAF
TECH: PEK
FILE: 15044_568-SP1
FB#: 552P6

SITE SURVEY

1

SHEET 1 OF 1

April 4, 2017

Mr. Stephen Rambeau
TowerCo

RE: Proposed 197' Sabre Monopole for Hamburg II, MI

Dear Mr. Rambeau,

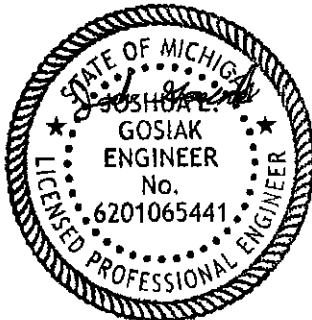
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 89 mph with no ice and 40 mph with 1" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas" and an Ultimate Wind Speed of 115 mph, in accordance with the 2012 International Building Code.

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 monopole shaft, above the base plate. 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 monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. ***Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.*** The fall radius for the monopole design described above is less than 197 feet.

Sincerely,

Josh Gosiak, P.E.
Design Engineer I



4/4/2017



May 10, 2017

Mr. Scott Pacheco
Hamburg Township
10549 Merrill Road
P.O. Box 157
Hamburg, MI 48139

Re: Site # MI0329 'Hamburg II' Tower
Site Plan Review

Dear Mr. Pacheco:

We received plans dated March 21, 2017 on for the above referenced projected as prepared by Midwestern Consulting.

The project includes the addition of approximately 300 square feet of impervious surface. Due to the small size and the site does not drain into a County Drain, no review will be required. The Township may wish to require a bioswale or similar best management practice at the building permit stage.

In summary, we offer no objection to the approval of the site plan.

If you have any questions, please contact me.

Sincerely
Process Results, Inc.

A handwritten signature in black ink, appearing to read 'T. Erickson', is written over the typed name.

Ted L. Erickson, P.E.
Principal



FAX 810-231-4295
PHONE 810-231-1000

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

**Planning Commission
Hamburg Township
10405 Merrill Rd., P.O. Box 157
Hamburg Township, Michigan 48139
May 17, 2017
7:00p.m.**

1. Call to Order:

Present: Cyphert, Goetz, Leabu, Menzies Muir and Priebe

Absent: Vlcko

Also Present: Scott Pacheco, Zoning and Planning Administrator and Amy Steffens, Zoning Coordinator

2. Pledge to the Flag:

3. Approval of the agenda:

It was stated that Item 4 could be removed and the minutes under Item 7 should reflect the corrected date of April 19, 2012.

Motion by Priebe, supported by Leabu

To approve the agenda as amended

Voice vote: Ayes: 6 Nays: 0 Absent: 1 MOTION CARRIED

4. CALL TO THE PUBLIC:

A call was made with no response.

5. OLD BUSINESS: None

6. NEW BUSINESS:

- a. PSPA 17-0001: Preliminary and final site plan review for a 665-square foot addition to an existing 1574-square foot structure at 7252 Stone Street (TID 15-25-101-013).

Pacheco stated that this is a small addition to a small structure in our existing downtown. Bennett's Beavers is a non-profit organization who makes wood animals for children in need. This is the old firehouse building which was sold to Bennet's Beaver's for \$1 by the Township. They are coming in for site plan approval because the addition is greater than 20% of the size of the existing structure. They are not expanding their use, just adding more room for volunteers and work stations. We have never had any complaints, and they get along with their neighbors. The materials they are going to use will match the existing structure. The proposed addition is to the rear so it will not be visual from the street. This was

sent to the township engineer who has indicated that based on the size of the addition, a full-scale detention is not warranted. The site does not drain into any Livingston County drains so no storm water is required, however they did say the Township should consider some type of bioswale or best management practice. Because of the lot coverage, they will need an engineered drainage plan for the land use permit at which time, we will send it back to the Township Engineer for review.

Discussion was held on the rear setback. Pacheco stated that required is 25 feet and they are proposing 40 feet.

Pacheco stated that the Planning Commission is being asked to recommend approval of the preliminary and final site plan.

Motion by Leabu, supported by Priebe

To recommend to the Township Board preliminary and final site plan approval to allow construction of a 665 square foot addition to an existing 1574 square foot structure on the site at 7252 Stone Street (TID#15-25-101-013). The Commission finds that the request conforms to the standards set forth in Section 4.5.7(A through L). Approval shall be subject to the following conditions:

1. Because of the total lot coverage an engineered drainage plan will be needed prior to the issuance of a Land Use Permit. This drainage plan shall utilize a bioswale or similar BMP for the project and shall be reviewed by the Township Engineer prior to issuance of a Land Use permit.
2. Prior to the issuance of a Land Use Permit the Hamburg Fire District shall review and approve the project plans.
3. Development shall conform to the site plans file-dated April 4, 2017.

Voice vote: Ayes: 6 Nays: 0 Absent: 1 MOTION CARRIED

- b. PSPA 17-0002: Preliminary and final site plan review for a wireless communications facility to include a 197-foot tall monopole and associated accessory equipment within a 91-foot by 64-foot leased area at 6400 M-36 (TID 15-23-300-003).

Mr. David Anton from Telesite Wireless stated that they are proposing to build a 197 foot monopole at the Wastewater Treatment Plant property on M-36. There will be equipment on the ground. The pole will be galvanized steel, will not be lit and will be under 200 feet. They are seeking final site plan approval.

Steffans stated that previously proposed was a tower at the Livingston County Conservation Club. They did decide against that location because of concern regarding the gun range. This is proposed on Hamburg Township property located on the northeast portion of the 36 acre parcel. She reviewed the proposal including the pole, two-foot lightning rod on top, a 1,000 gallon propane tank and eight-foot tall cabinets and generator which will be on a concrete pad and include a canopy. She reviewed the Wireless communication facilities ordinance and requirements. She stated that we did not request any additional landscaping due to the existing vegetation. It is going to be surrounded by a chain-link fence, and we did request that slats be put it. The engineers have indicated that because it is such a small site, and they would not drain into a Livingston County drain, no review was required, but they did recommend that we request a bio-swale or similar best management practice at the building permit stage. Staff is recommending the Commission recommend to the Township Board preliminary and final site plan approval with the seven conditions outlined in the staff report. She stated that she did not make the fencing slats a condition of the approval, however the Commission could do so if they wish. Pacheco stated that they did ask the DPW workers if they would prefer the slats, and they did indicate that it would

be nice so they would not have to look at the equipment. They are really the only people that would see it because it is a gated site.

Comment was made that the propane tank is for the generator.

Mr. Jason Woodward of Towerco reviewed the seven conditions. He stated that the only reason they proposed barb wire is for security purposes and asked if the Planning Commission would consider allowing that. Pacheco stated that section 8.14 of the Zoning Ordinance states that barbed wire may be permitted if it is at least 6 feet above the ground and only in the Industrial District. Discussion was held on the school property and bus garage having barbed wire. Mr. Woodward stated that the two biggest concerns are climbing the pole and copper theft. It was further stated that there are cameras there as well. Pacheco stated that it would require a variance to allow barbed wire. Mr. Woodward stated that they will not include that in their proposal.

Discussion was held on 24 hour access to the site by the applicant. Discussion was held on the lease agreement with the Township.

Discussion was held on the fencing slats.

The question was asked when they anticipate building the tower. Mr. Woodward stated that they are looking at the end of this year or beginning of next year.

Motion by Priebe, supported by Leabu

The Planning Commission recommends approval to the Township Board of the preliminary and final site plan review to permit a wireless communications facility that will include a 197-foot tall monopole, a 1,000-gallon propane tank, and an equipment enclosure within an enclosed area at 6400 M-36 (TID 15-23-300-016). The Commission finds that the request conforms to the standards set forth in Section 19.4.1. and Section 4.5.7(A through K). Approval is subject to the following conditions being met prior to the issuance of a land use permit:

1. A removal bond shall be submitted and accepted by Hamburg Township.
2. Development shall conform to the site plans file-dated April 13, 2017.
3. An engineered drainage plan, to include a bioswale or best management practice, shall be submitted with the land use permit application.
4. A Soil Erosion and Sedimentation Control Permit will need to be obtained from the Livingston County Drain Commissioner prior to the start of construction.
5. A maintenance plan, as deemed necessary by Hamburg Township, shall be submitted and accepted by the township.
6. The wireless communications facility shall comply with all local, state, and federal regulations.
7. No barbed wire is permitted as part of this project.
8. Privacy slats will be added to the fence.

Voice vote: Ayes: 6 Nays: 0 Absent: 1 MOTION CARRIED

- c. ZTA 17-0003: Public hearing to review and make a determination on a proposed Zoning Text Amendment is to create regulations that would allow Agricultural Commercial/Tourism Businesses within the CE and RAA zoning districts and allow Community Supported Agricultural businesses within the CE, RAA, and RA zoning districts by right.

Amy Steffens

From: Ted Erickson <TErickson@processresults.com>
Sent: Monday, October 02, 2017 9:40 AM
To: Scott Pacheco
Cc: Amy Steffens
Subject: RE: Cell tower at waste water treatment plant

Scott and Amy – David sent me the construction drawings. The stone filter on C5 is part of the soil erosion control measures and would be removed.

Saying that – I see where they have a swale along the northern and southern side of their enclosure which appears to be restored back to grass. There's very little drainage from the proposed structures – the grassed swales will be adequate.

From: Scott Pacheco [mailto:spacheco@HAMBURG.MI.US]
Sent: Friday, September 29, 2017 11:59 AM
To: Ted Erickson <TErickson@processresults.com>
Cc: Amy Steffens <asteffens@HAMBURG.MI.US>
Subject: FW: Cell tower at waste water treatment plant

It is shown on page 2 of the plan you should have. It is a drainage swale with a stone washout.

Thanks
Scott

From: David Antoun [mailto:dantoun@telesitewireless.com]
Sent: Wednesday, September 27, 2017 6:54 PM
To: 'Ted Erickson' <TErickson@processresults.com>; Scott Pacheco <spacheco@HAMBURG.MI.US>; Amy Steffens <asteffens@HAMBURG.MI.US>
Subject: RE: Cell tower at waste water treatment plant

Hi Ted, it should have been on sheet two if you received the zoning drawings.

David Antoun
Site Acquisition

TeleSite Wireless

1015 S. Lake Drive, Novi, Michigan 48377
248-798-4429 mobile Fax 248-404-6983

dantoun@telesitewireless.com

From: Ted Erickson [mailto:TErickson@processresults.com]
Sent: Wednesday, September 27, 2017 3:58 PM
To: Scott Pacheco <spacheco@HAMBURG.MI.US>; Amy Steffens <asteffens@HAMBURG.MI.US>

PHONE: 810-231-1000
FAX: 810-231-4295



P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139-0157



To: Planning Commissioners

From: Scott Pacheco, AICP
Township Planner

Date: May 17, 2018

Agenda Item: 7b_

Project address and description: 9495 Chilson Road
Amendment for Site Plan approval

Owner: Mazur Holdings LLC

Applicant: Mazur Automotive

Project History

In June of 2016 Joe Mazur of Mazur Auto submitted an application to the Township for a Special Use Permit and Preliminary Site Plan approval to allow an Auto Repair Center to be located on the 13 acre property zoned Community Service (CS) at the Corner of M-36 and Chilson Road (9495 Chilson). The proposed project included the demolition of the Dewey's Tavern Building on the property and the construction of a new Automotive Repair Center Building that consists of 10 service bays and an office reception area.

The project included three signs; two wall signs, one over the door on the east elevation facing Chilson Road and one on the south elevation facing M-36; and a freestanding sign 4.5 feet from the MDOT right-of-way for M-36 between the new building and the roadway, where 10 feet is required by the code.

A Planning Commission public hearing was held July 20, 2016 for the Special Use Permit (SUP16-003) and the Preliminary Site Plan (SP16-004). At the July 20, 2016 the Planning Commission reviewed the project for compliance with the Special Use Permit and Site Plan Review Standards in sections 3.5.3 and 4.5.7 of the zoning ordinance. The Planning Commission approved the Special Use Permit and made a recommendation to the Township Board to approve the Preliminary Site Plan with conditions.

On August 2, 2016 the Township Board approved the preliminary site plan with 17 conditions of approval.

The applicant submitted revised project plans for Final Site Plan approval that addressed the 17 conditions of project approval on August 24, 2015.

On September 21, 2016 the Township Planning Commission reviewed the final site plan application and recommended approval of the project with conditions.

On October 4, 2016 the Township Board reviewed the Planning Commission recommendation and approved the final site plan for this project with the recommended conditions.

On February 14, 2017 the property owner was granting a Land Use Permit to start construction of the project.

On April 27, 2018 with the project almost completed and ready for final inspection by the Planning and Zoning Department the property owners have requested a change to the free standing sign design. The change would;

- reduce the overall size of the sign and the base from 11'1" wide by 4'11" tall to 8'2" wide by 5'11" tall
- change the materials from a graphic printed on a sign board attached to a stone veneer masonry Structure to an 8 square foot push through acrylic sign at the top with a 24 square foot electronic messaging sign on a 2 foot tall masonry base;
- change the proposed lighting from a ground mounted directional lights to halo lite with transparent letters at the top of the sign and an electronic messaging sign below that;

Project Analysis

Because the freestanding sign was approved as a part of the site plan review and the sign was only 4.5 feet from the right-of-way for M-36 where 10 feet is required by the code, a waiver was also granted under section 18.11 Sign Regulations Waiver as a part of this project.

Because the sign does not meet the code requirements an amendment to the sign design required a Site Plan Review and approval of the Planning Commission under section 4.6 Amendment of Site Plan.

The following report states the zoning code regulations that apply to the proposed freestanding sign and addressed the site plan review and signs waiver standards which are impacted by the proposed revision to the sign and the lighting of the sign.

The following figures are the original approved sign (Figure 1) followed by the newly proposed sign (Figure 2)

Figure 1
Originally Approved Sign

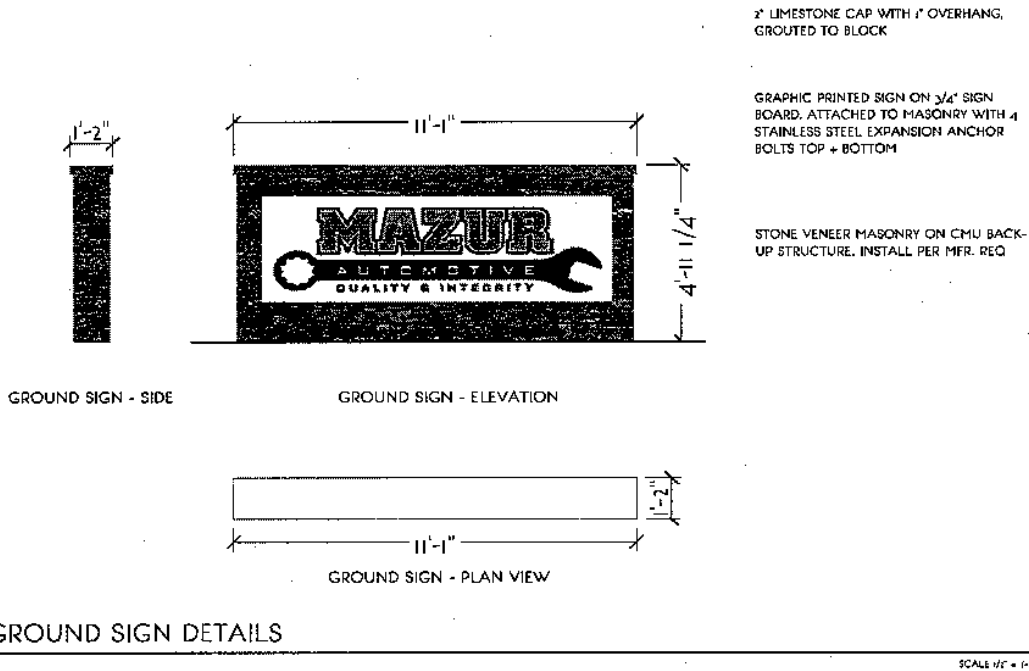
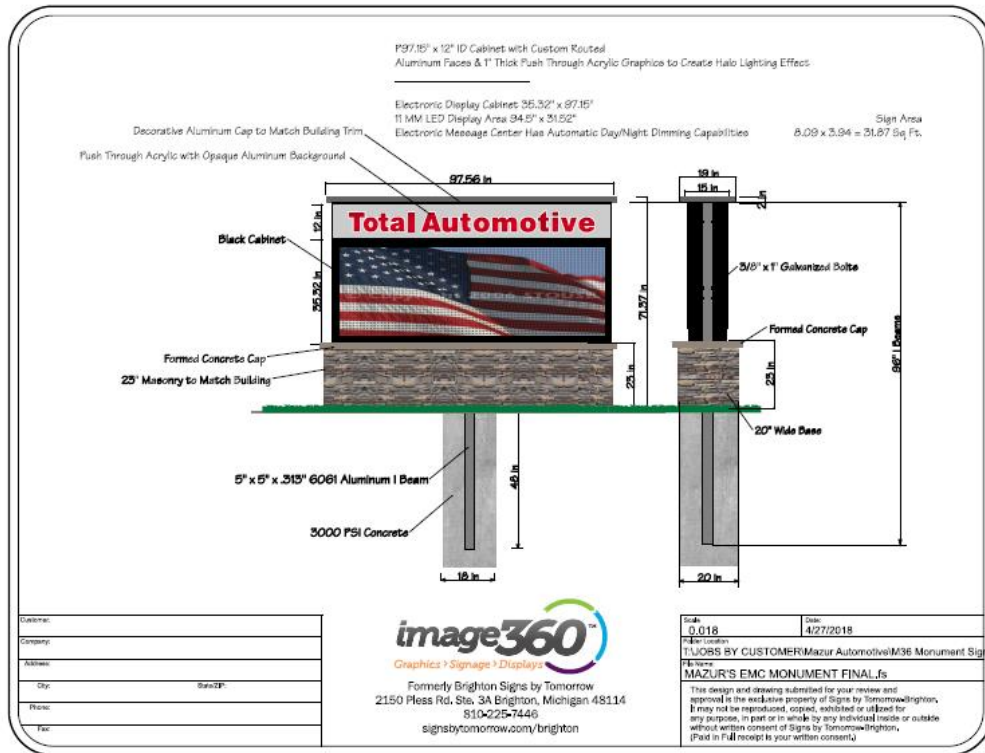


Figure 2
Proposed Sign



Zoning Code Sign Regulations:

The proposed sign will meet the size requirements of the zoning regulations. The freestanding sign will be under 32 square feet and the under the 6 feet in height. The sign will not meet the required sign front setback of 10 feet; however, the Planning Commission issued a waiver for the original sign to have a 4.5 foot setback.

The newly proposed freestanding sign will utilize halo lite transperence lettering on the top 8 square foot of the sign and a 24 square foot electronic display sign. This sign will be required to meet the following regulations of the ordinance:

1. **Timer Controls:** Illuminated signs shall be equipped with a functional timer control. Signs shall not be illuminated after 10:00 pm or one half (1/2) hour after the use of the site ends for the day, whichever is later, nor before 6:00 am or one half (1/2) hour before the beginning of the use of the site for the day, whichever is earlier.
2. **Frequency:** On signs with messages that change, they may change no faster than once every 10 seconds.
3. **Flashing and Animation:** Flashing or animated affects are not allowed, including but not limited to scrolling, fading in, video clips, moving characters or lettering.

Site Plan Review Standards:

Section 4.5.7 Standards for Site Plan Review:

L All proposed commercial, office, industrial, institutional and multiple family development shall utilize quality architecture to ensure that buildings are compatible with surrounding uses, protect the investment of adjacent landowners, blend harmoniously into the streetscape and meet the objectives the Township Master Plan. New buildings, additions and renovations shall be designed to preserve or complement the design character of existing development provide visual harmony between old and new buildings, and create a positive image for the Township's various commercial shopping nodes. Commercial, office, industrial, institutional and multiple family architecture shall be reviewed by the Planning Commission under the following criteria:

- 7. Signs, landscaping, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with other nearby developments. Developments shall provide site features such as decorative entry signs, ornamental lighting, pedestrian plazas and/or pedestrian furniture.**

The freestanding monument sign will be located approximately 160 feet from the corner of Chilson Road and M-36, 4.5 feet north of the right-of-way and 20 feet north of the improved roadway for M-36. The sign will be approximately 1000 feet from the residential property at 5839 M-36 to the east. The mazur automotive building will be between the sign and the properties to the north.

There is existing landscaping between the east side of the entrance drive to the new Mazur Automotive building off M-36 and the residential properties to the east. Also as a part of the original site plan approvals 10 addition Japanese White Birch and 3 River Birch trees will be planted east of the new sign to help further screening this sign from the adjacent residential neighbors to the east.

There are commercial businesses to the west across Chilson Road (BP gas station) and the South across M-36 (Chilson Commons) the freestanding signs for these businesses are depicted below under the findings for section 18.11 Standard 7.

It appears that because the sign design utilizes an electronic display board and halo lite transparent letter and because the of the signs location closer to the m-36 that the signs will be highly visible from the roadway.

Staff Suggestion:

If the planning commission wishes to approve the proposed changes to the sign design staff suggests in order to make this sign more harmonious with the surrounding developments that as a condition of approval the applicant shall be required to revise the sign so the halo lite portion of the sign utilize opaque lettering instead of translucent lettering.

Sec. 9.11.5. Sign Lighting Standards.

- 1. Indirect illumination of signs, canopies and buildings is permitted provided a maximum 125 watt bulb is utilized and there is no glare.**

2. **The use of laser light source, searchlights or any similar high intensity light for outdoor advertisement or entertainment is prohibited.**
3. **Luminous tube and exposed bulb fluorescent lighting is prohibited as part of a sign provided the proposed luminous tube or exposed bulb fluorescent lighting is determined to be consistent with the architectural character of the building.**
4. **Internally illuminated signs shall have a minimum of 60% of the sign face composed of an opaque surface which allows no light to transmit through.**

The proposed sign will meet all of the requirements for sign lighting under section 9.11.5 of the zoning ordinance.

18.11 Sign Regulation Waivers

- 3) **The proposed sign does not endanger the public health, safety, and welfare by virtue of being distracting to drivers, obscuring vision, being unnecessarily bright, being designed or constructed poorly, or in any other way.**

The proposed freestanding sign utilizes a 24 square foot electronic display board as a part of the new sign. The monument sign will be 4.5 feet from the right-of-way on M-36. However, Because the MDOT right-of-way in this location is 150' wide, even though the monument sign is 4.5 feet from the right-of-way it is still 20 feet from the improved roadway. The proposed sign is outside of the intersection visibility area in Article 8, Section 8.15.

The Intersection of Chilson Road and M-36 is the heaviest traveled intersection in Hamburg Township.

- 4) **A sign meeting the regulations of this Article would not meet the needs of the use on the subject site.**

Because of the location of the lot along M-36 requiring a 10 foot setback from M-DOT's 150' wide right-of-way would create a large distance between the sign and the improved roadway. Locating the sign within the required 10 foot setback but outside of the MDOT right-of-way still allows 20 feet between the sign and the traveled roadway and meets the intent of the ordinance.

- 5) **The proposed sign utilizes high quality materials and design.**

The original proposed freestanding sign utilized a graphic printed on sign board attached to a masonry wall with exterior flood lighting in front of the sign.

The new proposed freestanding sign will utilize an 8 square foot area with halo lit push through acrylic lettering at the top of the sign with a 24 square foot electronic display under that wrapped with an aluminum edge and top cap. These signs all sitting on a 2 foot tall masonry base.

The development also includes two wall signs that will utilize a flat sign board material with graphic printing on it and that will be lite using goose neck lighting above the signage.

The monument sign will utilize a stone faced base with a flat sign board attached to both sides.

- 6) **Signs shall be in harmony and consistent with the architecture of the building and relate to the features of the building in terms of location, scale, size, color, lettering, materials, and texture.**

The base of the newly proposed freestanding sign will be made of the same stone masonry material as the main building on the site. However the upper portion of the sign will be a halo light sign with translucent letting and the lower portion of the sign will be an electronic display board.

The wall signs on the structure are externally illuminated with gooseneck light fixtures directed down at the signs.

- 7) **The design of the sign shall be consistent with the character of the surrounding area.**

The following are the existing freestanding signs that are located in the surrounding area of M-36. Most of the freestanding signs in the immediate commercial area are further from the roadway that the proposed sign and are illuminated. See pictures below.



Staff Suggestions:

If the planning commission approve the proposed sign changes staff suggest that as a condition of approval the sign be changed so the halo lite letter at the top of the sign are made of an opaque material not a translucent material as shown in the sign example submitted by the applicant (Exhibit A). This will reduce the impact of the surround properties and will make the sign more consistent with the surrounding area.

8) The sign does not block the view of other nearby signs to the extent that it would harm the ability of neighboring businesses to operate.

The subject property is located on the Northeast corner of m-36 and Chilson Road the surrounding properties are either separated by the roadways to the south and west or the wetlands to the north and east.

Because of the distance to the surrounding site the sign does not block the view of other nearby signs to the extent that it would harm the ability of neighboring businesses to operate.

9) The sign will not be a nuisance to any residential uses.

Because of the distance to the nearest residence, over 1000 feet to the north and east, and the existing and proposed landscaping between the proposed sign locations and these residential properties the signs will not be a nuisance to any residential uses.

Recommendations:

The Planning Commission should review and discuss the proposed amendment to the original site plan approval (SPA16-004) and make a recommendation to the Township Board on the proposed amendment:

Approval:

The Planning Commission recommends approval of the proposed amendment to the Site Plan approvals (SPA16-004) at 9495 Chilson road to allow the changes to the freestanding sign; because the project complies with all the zoning regulations and meets the site plan review standers in Article 4, Section 4.4.3 and the proposed signs meet the sign waiver requirements in Article 18, Section 18.11 in the Township zoning ordinance as stated at the meeting tonight and in the staff report.

Approval with conditions:

The Planning Commission recommends approval of the proposed amendment to the Site Plan approvals (SPA16-004) at 9495 Chilson road to allow the amendments to the proposed freestanding sign with the condition that the halo lit portion of the sign utilize opaque lettering instead of translucent lettering; because the project complies with all the zoning regulations and meets the site plan review standers in Article 4, Section 4.4.3 and the proposed signs meet the sign waiver requirements in Article 18, Section 18.11 in the Township zoning ordinance as stated at the meeting tonight and in the staff report.

Denial:

The Planning Commission recommends denial of the proposed amendment to the site plan approvals (SPA 16-004) at 9495 Chilson road to allow the amendments to the proposed freestanding sign, because the proposed changes to the sign will not meet the site plan review standards in Article 4, Section 4.4.3 (L) or the sign waiver standards 3, 5, 6, and 7 in Article 18, Section 18.11 in the Township zoning ordinance as stated at the meeting tonight and in the staff report.

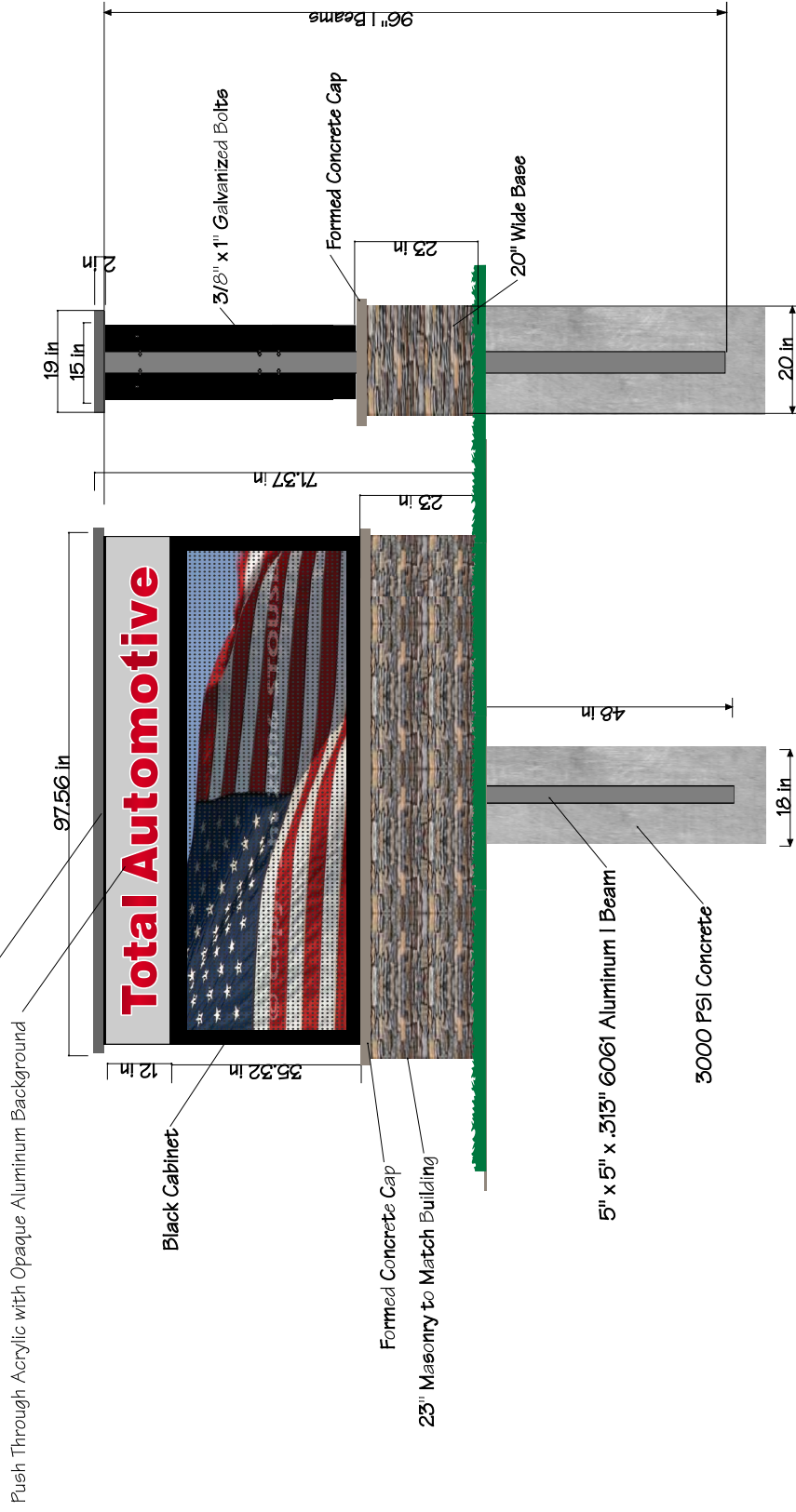
Exhibits:

Exhibit A: Site Plan Application and materials for the proposed revisions to the freestanding sign.

$$8.09 \times 3.94 = 31.87 \text{ Sq. Ft.}$$

Electronic Display Cabinet 35.32" x 97.15"
11 MM LED Display Area 94.5" x 31.52"
Electronic Message Center Has Automatic

Decorative Aluminum Cap to Match Building Trim



Fax: _____

image360TM
Graphics > Signage > Displays

Formerly Brighton Signs by Tomorrow
2150 Pless Rd. Ste. 3A Brighton, Michigan 48114
810-225-7446

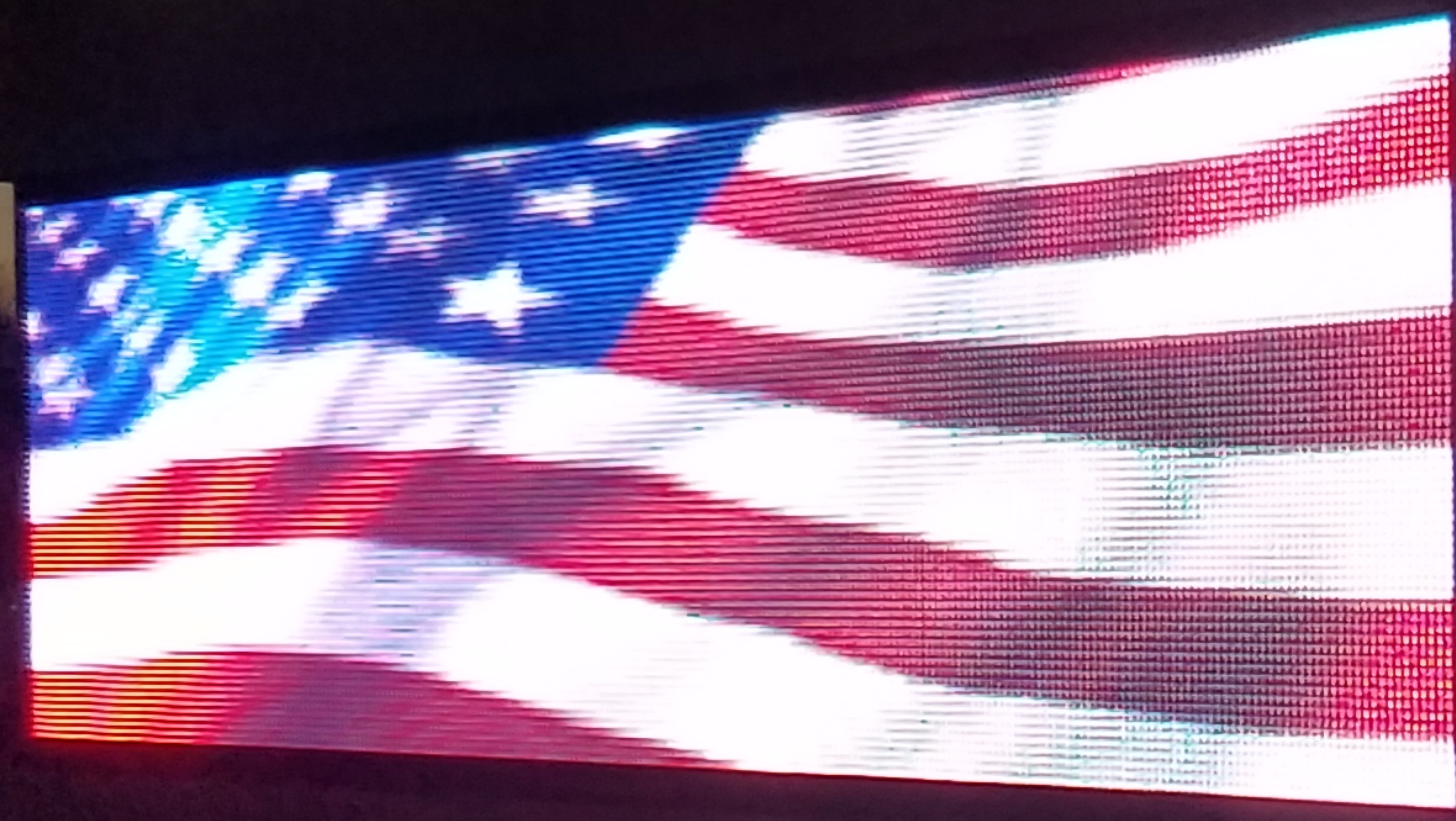
signsbytomorrow.com/brighton

File Name:

File Name:
MAZUR'S EMC MONUMENT FINAL.fs

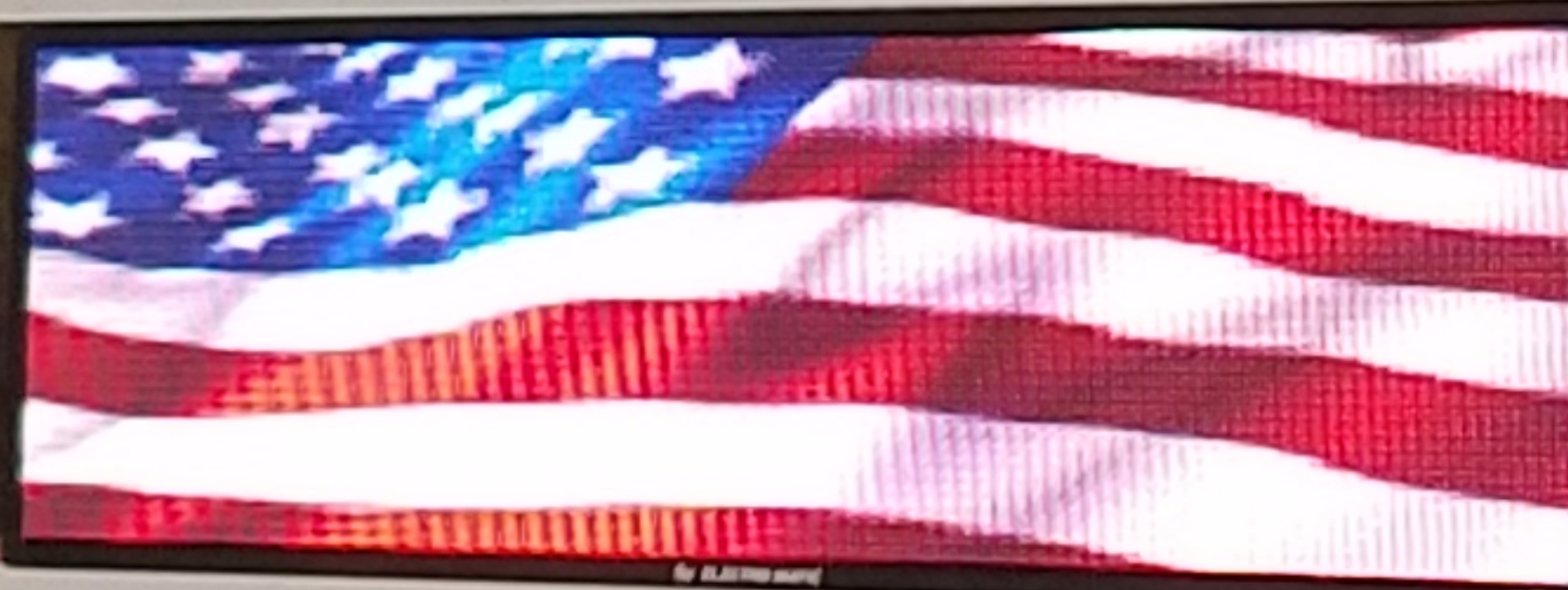
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SHALOM
LUTHERAN church



Light of the World
Nursery and Preschool

SHALOM
LUTHERAN church



Light of the World
Montessori Preschool

1740

NEW SIGN BY
image360
BRIGHTON

Christmas
BAZAAR
Shalom Church
SATURDAY
NOV. 17
10:00 A.M. TO 2:00 P.M.



Account

Shipping
Address

Project
Information

Fusion Series

Full Color LED Display

Configuration Double Sided
Pixel Pitch 11 mm
Pixel Matrix 72x216
Display Dimensions 2' 7.50"H x 7' 10.49" W
Cabinet Dimensions 2' 11.32" H x 8' 1.56" W x 5" D
Voltage 120v
Software Visions (Web based training provided)
Communication Long Range Wireless Bridge



FUS-11D-072X0216-Y



LED SPECIFICATIONS

LED Type DIP
Brightness 10000 cd/m² (Nits)
Viewing Angle 70° Vert., 150° Horiz.
Estimated Lifetime 100,000 Hours

ELECTRICAL SPECIFICATIONS

Watts	1291	Avg.	1032
Max amps	10.8	Avg.	8
Total number of Circuits at 20 Amps:		1	

All electrical specifications are totals for all sides

ADDITIONAL DISPLAY DETAILS

Cabinet ft² 23.93
Display ft² 20.67
Total Weight 439 Lbs
Service Access Front

Total Weight is a total for all sides.

ACCESSORIES

Contracts

Software Lifetime, Unlimited Users

Sales Contact

Derek Klanke

248-417-0215

DRKlanke@electro-matic.com

VER.417c/V

Order Approval

Complete LED Display System Pricing

Current Delivery 3-5 Weeks (verified at time of order)

Standard Terms <http://www.empvisualsolutions.com/documentation/Standard-Terms-and-Conditions.pdf>

Limited Warranty http://www.empvisualsolutions.com/documentation/Warranty_Hyperion-HyperionPlus.pdf

Please make checks payable to: Electro-Matic Visual, Inc.

Approval Signature

PO

Date

Buyer acknowledges that prior to executing this agreement, purchaser has read or reviewed the Warranty and Standard Terms and Conditions and acknowledges this by signing this document below. This quote is expressly limited to the acceptance by the purchaser of its exact terms and includes the seller's limited warranty, all of which are a part of this agreement. Any Purchase order or other documents purchaser issues to seller for this transaction (regardless of its terms) shall constitute the purchaser's unconditional agreement to be bound by the seller's terms and conditions of this agreement and purchaser hereby agrees that such additional or inconsistent terms shall not apply nor become a part of this agreement. In addition, the Quoted part number is what will be supplied, and it is understood that the order is strictly based off the part number shown. Changes or handwritten notes will not be part of this contract. It is the purchaser's obligation to have the sign re-quoted to be exactly what is asked for and detailed in the part number. Quote Valid for 30 days from date noted on top of page. Quote does not include applicable sales/use/local taxes.





FAX 810-231-4295
PHONE 810-231-1000

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

SITE PLAN APPROVAL APPLICATION

Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Site Plan Approval Application.

Application fees and review fees are required at the time of application.

In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.

Note: Acreage calculations based upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)

The undersigned hereby makes application for a Site Plan Approval for: (Check all that apply)

1. **TYPE OF PROJECT:** ☐ Open Space ☐ Echo ☐ Residential ☐ Condominium
☐ Apartments ☒ Commercial ☐ Industrial ☐ PUD ☐ Hardship PUD
2. **TYPE OF APPLICATION:** ☐ Preliminary Site Plan ☐ Optional Conceptual Site Plan Review by Planning Commission
☐ Final Site Plan ☐ Combined - Preliminary/Final Site Plan
☒ Minor Site Plan ☐ Site Plan Amendment (less than 25% area of site being changed) ☐ Site Plan Amendment (26% or more or site being changed)

3. **PROJECT NAME:** Mazur Automotive Submittal Date: 4/27/2018

4. **PROJECT ADDRESS:** _____

Tax Code Numbers: 15 - _____ 15 - _____ 15 - _____

15 - _____ 15 - _____ 15 - _____

☐ Metes & Bounds Parcel ☐ Subdivision _____ Lot Numbers: _____

Zoning District Classification: _____ Floodplain Classification: _____

Number of Lots Proposed: _____ Acreage of Project: _____

5. **PROJECT DESCRIPTION:** minor site plan approval to change sign
approved by PC&TB to include EVMS.

* 6. **OWNER/PROPRIETOR INFORMATION:**

Name: MAZUR HOLDINGS LLC Phone Number(s): 734-637-1816
 Email: Joe@MAZURauto.com Address: 520 Victory Drive Howell 48843
 City: Howell State: MI Zip: 48843

* 7. **APPLICANT:**

Name: Joe Mazur Phone Number(s): 734-637-1816
 Email: Joe@MAZURauto.com Address: 8991 Thornapple Drive
 City: Pinckney State: MI Zip: 48169

* 8. **DESIGNER INFORMATION:**

Name: IMAGE 360 John Nagel Phone Number(s): 810-225-7446
 Email: Sch.NAGEL@IMAGE360LM Address: 2150 PLESS DR 3A
 City: BRIGHTON State: MI Zip: 48114

9. **SPECIAL USE PERMIT:**

Is a Special Use Permit required for this project? ☒ No ☐ Yes

IF YES, Attach Special Use Permit Application Form with this site plan review application form

APPLICANT CERTIFICATION:

I hereby certify that all structures and uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the site plan application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the plans submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

X PROPERTY OWNERS SIGNATURE: [Signature] DATE: 4/27/18

*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.