

**Minutes of Newaygo City Planning Commission
September 13, 2016**

Meeting called to order at 6:30 p.m. with the Pledge of Allegiance by Chairman Chambers.

Present: Chambers, Williams, Black, Fetterley and Day. Also present City Manager Schneider.

Absent: Kroll, Wight, Westcott, Faulkner. Wight arrived at 6:53 p.m.

Motion by Williams, second by Fetterley to excuse the absent members. AIF/MC

Motion by Williams, second by Black to approve the agenda as presented. AIF/MC

Public Comments: None

Motion by Black, second by Williams to approve the June 30, 2016 meeting minutes as written. AIF/MC

Motion by Williams, second by Fetterley to open the public hearing to discuss and take comments on a special use request by NEW PAR d/b/a Verizon Wireless to allow for a 250' self supporting lattice tower with 8' lightning rod to be placed on property owned by G-M Wood Products in the vicinity of the electrical sub-station between G-M Wood Products and Pine Lake Apartments. Ralph Wyngarden, Sr., Zoning Specialist from Faulk and Foster, Grand Rapids, Mich., presented a letter from Dinyar Buhariwalla, Radio Frequency Engineer with Verizon Wireless stating that based on design requirements and to address customers trouble tickets they need a tower of about 199' (instead of 250') to "propagate around 3 miles radius". "There is no other existing communications site within the search ring that will address the entirety of the gap in coverage without overlapping interference or permanent gaps in coverage."

Two comment letters received from Bart P. Arrigo, River Valley Development and Jason Wolford, Fire Chief, Newaygo Fire District Station 12 are hereby made a part of these minutes.

Verizon Wireless made their application based on their need for a tower within ½ mile of the Newaygo High School building. The City Attorney provided information that: any denial must be supported by "substantial evidence"; concerns that a tower would be "ugly" or aesthetically objectionable does not constitute "substantial evidence" sufficient to deny a new cell tower; that denial of a single application for a cell tower can have the effect of prohibiting the provision of personal wireless services in violation of the Telecommunications Act (the letter from Mr Buhariwalla is Verizon Wireless' information that shows the need) and the provider's proposed manner for filling the "significant gap" was the "least intrusive" means of doing so. The Planning Commission would have to provide "substantial evidence" to deny the request.

Motion by Williams, second by Black to close the public hearing. AIF/MC

Motion by Wight, second by Williams to approve the Verizon special use request for a 199' cell tower as presented, with the condition that co-location use be provided for other users. AIF/MC

Property split request from Les Simcox at 653 Cooper Street (Parcels 62-18-13-376-008 & 62-18-13-376-009). Request is to make an adjustment in the property line to allow for an existing building on two lots that he owns. This is not a split per-se but a property line adjustment per the survey provided.

Continued

Motion by Williams, second by Wight to approve the request. AIF/MC

Property split request for parcels 62-19-19-426-010 & 62-19-19-426-011 at 540 E Quarterline, Newaygo. This is also more of a property line adjustment than a split. Motion by Black, second by Fetterley to approve the request. AIF/MC

Newaygo County Re-cycling, located on Brooks Township Town Hall property, is considering an expansion there and closing all other locations. Per message from Chris Haynor, Brooks Township to Jon Schnider, they would like to have about 10 – 15 containers fenced in behind and along the back of the building. Would the city allow this? The consensus of the commission members present, this is not the place. It is a residential area.

Public Comments: Paul Mulholland, Middle Street, Newaygo has been acquiring property around his house for a number of years and is trying to decide what he wants to do with it. He would like to do something such as an elderly residence, not elder-care but more like independent living homes. The members felt this should be a discussion for the future when he is ready to actually do something.

Motion by Williams, second by Wight to adjourn at 7:30 p.m.

Respectfully submitted,

C. Douglas Day,
Secretary