

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING
and
WORK SESSION MEETING

June 22, 2015

Town Hall Room, Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864

Regular Meeting

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. June 8, 2015 Regular Meeting
 - B. May 18, 2015 Work Session meeting
 - C. June 8, 2015 Work Session Meeting
4. Public remarks
5. Communications
 - A. Mac Men Computers RE: MUPUD #15014 (Campus Village Dev.)
 - B. Petition RE: MUPUD #15014 (Campus Village Dev.)
 - C. Lloyd & Theresa Bingham RE: PRD #15-97015 (SP Investments LP)
 - D. Bob Wasserman RE: Master Plan
 - E. Mark Hooper RE: PRD #15-97015 (SP Investments LP)
 - F. Ginger Yang RE: SUP #15061 (Jacobs Engineering)

Communications received and distributed at the May 18, 2015 meeting and placed on file:

- A. Justin Grinnell RE: MUPUD #15014 (Campus Village Dev.)
 - B. Mary Seger RE: MUPUD #15014 (Campus Village Dev.)
 - C. Kirk Morrison & Sarah Campbell RE: MUPUD #15014 (Campus Village Dev.)
 - D. Paul Vlahakis RE: MUPUD #15014 (Campus Village Dev.)
 - E. Adam Anderson RE: MUPUD #15014 (Campus Village Dev.)
 - F. Richard J. McCarius, Jr. RE: MUPUD #15014 (Campus Village Dev.)
 - G. Petition RE: MUPUD #15014 (Campus Village Dev.)
6. Public Hearings

None

Planning Commission Agenda

June 22, 2015

Page 2

7. Unfinished Business
 - A. Special Use Permit #15071 (Jacobs Engineering), request to install a 90 foot cell tower on 4980 Park Lake Road
8. Other Business
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
10. New Applications
 - A. Rezoning #15030 (Sumbal), request to rezone approximately 1.4 acres addressed as 1998 Jolly Road from RR (Rural Residential) to RA (Single Family, Medium Density)
11. Site Plans received
 - A. Site Plan Review #15-06 (Evan Neal), renovate the building and site at 2703 Grand River for occupancy by an O'Reilly Auto Parts store
12. Site Plans approved
 - A. Site Plan Review #15-03 (BBI Holdings), request to develop a 13,000 square foot child care center at 2172 and 2190 Association Drive
13. Public Remarks
14. Adjournment

Post Script: Christine Tenaglia

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance)

Work Session Meeting

1. Call meeting to order
2. Approval of agenda
3. Discussion
 - A. 2005 Master Plan Update

Planning Commission Agenda

June 22, 2015

Page 3

5. Public remarks

6. Adjournment

**TENTATIVE
PLANNING COMMISSION AGENDA**

**Regular Meeting
July 13, 2015**

**Town Hall Room, Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

Regular Meeting

1. Public Hearings

- A. Rezoning #15030 (Sumbal), request to rezone approximately 1.4 acres addressed as 1998 Jolly Road from RR (Rural Residential) to RA (Single Family, Medium Density)

2. Unfinished Business

3. Other Business

- A. Mixed Use Planned Unit Development Concept Plan – Okemos Pointe (Jolly Oak Road)

Work Session Meeting

- A. 2005 Master Plan Update

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
June 8, 2015

DRAFT

5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Cordill (7:03 P.M.), DeGroff, Honicky, Jackson, Scott-Craig, Van Coevering
ABSENT: Commissioners Deits, Ianni, Tenaglia
STAFF: Director Mark Kieselbach, Principal Planner Oranchak, Associate Planner Wyatt

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner Jackson moved to approve the agenda. Seconded by Commissioner DeGroff.

VOICE VOTE: Motion carried 5-0.

3. Approval of Minutes

Commissioner DeGroff moved to approve the Regular Meeting Minutes of May 11, 2015 and May 18, 2015. Seconded by Commissioner Honicky.

VOICE VOTE: Motion carried 5-0.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Ginger Yang, owner of Lotus Voice Integrative Therapies LLC, 4994 Park Lake Road, East Lansing, voiced opposition to Special Use Permit #15061 (Jacobs Engineering), citing among other things, potential adverse health effects and unsightly visual aesthetics her clients.

Kathleen Donahue, 2221 Burcham Drive, East Lansing, expressed opposition to Special Use Permit #15061 (Jacobs Engineering).

Min Hao-Kuo, 2233 Burcham Drive, East Lansing, offered several reasons why he is opposed to Special Use Permit #15061 (Jacobs Engineering).

Mark Hooper, 3653 Stagecoach Drive, Okemos; voiced his continued opposition to Planned Residential Development #15-97015 (SP Investments Limited Partnership).

Teresa Bingman, 1425 Ambassador Drive, Okemos, expressed her continued opposition to PRD #15-97015 (SP Investments Limited Partnership)

Lloyd Bingman, 1425 Ambassador Drive, Okemos, expressed his continued opposition to PRD #15-97015 (SP Investments Limited Partnership), alleging the value of his home would decline with passage of the proposed amendment to the PRD.

Neil Bowlby, 6020 Beechwood Drive, Haslett, expressed appreciation for the Planning Commission hosting of the Master Plan Public Input Forum on May 21, 2015. He offered suggestions for changes to language contained in the Master Plan authored by himself, Bob Wasserman and Eckhert Dersch. Mr. Bowlby urged the Planning Commission to hold additional public input forums.

Jeff Kyes, KEBS, Inc., 2116 Haslett Road, Haslett, availed himself for Planning Commission questions on Mixed Use Planned Unit Development (MUPUD) #15014 and Special Use Permit (SUP) #15051 (Campus Village Development). He also reminded Commissioners relative to PRD #15-97015 (SP Investments Limited Partnership), the phases of Ember Oaks evolved over time. He noted the proposed PRD meets all requirements, adding that restrictions of the plat happen during the final plat approval process.

John Gaber, 380 N. Old Woodward, Suite 300, Birmingham, representative for the applicant for MUPUD #15014 and SUP #15051, reminded Commissioners an MUPUD is a balance between ordinance waivers and amenities provided as part of the development. He noted the proposal redevelops an underutilized degraded site. Mr. Gaber believed this proposal adds density along the Grand River corridor and urged the Planning Commission to approve MUPUD #15014 and SUP #15051. He offered a possible change to condition #10 for the MUPUD regarding number of persons allowed to occupied a bedroom.

Mark Clouse, George Eyde Family LLC and Meridian Grand River LLC, believed the applicant for MUPUD #15014 and SUP #15051 has addressed the concerns expressed by Planning Commissioners and staff and urged passage. He applauded the applicant for placement of the pathway to “nowhere” as requested by the Planning Commission for future connectivity. Mr. Clouse believed multi-family an important mix in the area, a concept supported by the Township Board.

Harold Sebastian, 10601 Broadhead, Grosse Ile, spoke to his 43 years of railroad experience in looking at the Class 3 railroad that runs through the property which is the subject of MUPUD #15014. He noted the American Association of Railroads (AAR) and American Railroad Engineering and Maintenance-of-Way Association (AREMA) track safety regulations within the federal standard. Mr. Sebastian spoke to the type of crash wall which all railroads comply with pursuant to AREMA guidelines. He stated the federal government looks at the 25 foot railroad easement from the center line to any development as an accepted practice, adding the applicant for this project has more than 100 feet, with a 2-1/2 foot thick crash wall that is 10 feet in height.

Zubin Chinoy, 1420 Ambassador Drive, Okemos, addressed ambiguous statements contained in a recent letter sent by Mr. Schroeder to residents of Ember Oaks regarding the size of the lots. He believed the lot sizes, as proposed for PRD #15-97015, would affect home values of the existing homes. Mr. Chinoy believed it important to address the lot size at this point in the process.

Chair Scott-Craig closed public remarks.

5. Communications

- A. Zubin Chinoy, 1420 Ambassador Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- B. Govindarajan Umakanthan, 3581 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- C. G. Umakamth, 3581 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- D. Srinivas Kandula, 3653 Bandera Lane, Okemos; RE: PRD #15-97015 (SP Investments)
- E. Salim Jaffer, 3633 Wandering Way, Okemos; RE: PRD #15-97015 (SP Investments)
- F. Tom and Martie Repaskey, 3663 Stagecoach Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- G. Mark & Marcia Hooper, 3653 Stagecoach Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- H. Srinivas Kavuturu, 3660 Bandera Lane, Okemos; RE: PRD #15-97015 (SP Investments)
- I. Urvish Shah, 1441 Wandering Way, Okemos; RE: PRD #15-97015 (SP Investments)
- J. Thomas W. Repaskey, 3663 Stagecoach Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- K. Thomas J. Dart, 3569 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- L. Neil Story, 3537 Pondersoa Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- M. Mark Hooper, 3653 Stagecoach Drive, Okemos; RE: PRD #15-97015 (SP Investments)

Communications received and distributed at the May 18, 2015 meeting and placed on file:

- A. Barbara B Herdus, PLLC, 1103 North Washington Avenue, Lansing; RE: PRD #15-97015 (SP Investments)
- B. Paul Flynn & Cindy Hollenbeck, 1433 Wandering Way, Okemos; RE: PRD #15-97015 (SP Investments)
- C. Laurie Fata, 3592 Ostego Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- D. Jianguo Liu, 3590 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- E. John Dallas, 3586 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- F. Pat England, 3670 Stagecoach Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- G. Kusum Kumar, 3885 Highwood, Okemos; RE: PRD #15-97015 (SP Investments)
- H. Edward Liu, 1417 Ambassador Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- I. Kristin Rawson, 3589 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)

6. Public hearings

- A. Special Use Permit #15061 (Jacobs Engineering), request to install a 90 foot cell tower on 4980 Park Lake Road

Chair Scott-Craig opened the public hearings at 7:50 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Principal Planner Oranchak summarized the special use permit request as outlined in staff memorandum dated June 4, 2015.
- Applicant
Leland Calloway, Jacobs Engineering, PO Box 2297, Southgate, addressed the potential variances as outlined in the staff memorandum. He stated it is the applicant's intent to pour a bituminous drive to match the existing drive which comes off Park Lake Road. This material will also be used for the required parking spaces. Mr. Calloway spoke to staff's characterization there are multiple structures on the site, explaining there is an equipment building with an external generator which services the building, but both on the same foundation. If required by the Township, the external generator can be placed inside the shelter to negate the need for a variance.

Mr. Calloway addressed the fence height, indicating the applicant will simply remove the barbed wire to comply with the six (6) foot fence standard. He added a variance will not be necessary for the lease area, as the agreement with the landlord will be an annual renewable easement for the access and tower site itself. In response to earlier public comment, Mr. Calloway indicated the Federal Telecommunications Act prohibits any municipality from making decisions regarding wireless communication facilities based on health effects. He noted extensive studies were conducted by the federal government which concluded wireless communication facilities themselves do not create a health impact on humans.

Mr. Calloway added the 90 foot tower being requested is well within the height requirement allotted in Township ordinance and the existing billboard has already “established” visual height on the site. He stated this tower is being built to address both coverage and capacity offloads, which will speak to the volume of users. Mr. Calloway noted the CenturyTel Tower is abandoned as the company is out of the tower leasing business. Relative to colocation, he stated there is none shown on the site plan, but Verizon has colocation agreements with nearly every carrier in the nation, adding Verizon does not refuse colocation on its towers. He pointed out stealth towers limit colocation, and are not profitable for other wireless communication providers.

Alan Wolfe, 2298 Bennett Road, Okemos, owner of the subject property, offered brief history on the property since 1946. He believed it an appropriate use of the land.

- Public

Ginger Yang, Lotus Voice Integrative Therapies LLC, 4994 Park Lake Road, East Lansing, did not believe the proposed cell tower an appropriate structure in front of the “gateway” to Meridian Township from East Lansing.

Neil Bowlby, 6020 Beechwood Drive, Haslett, questioned what the legend on the maps included in the packet reveal. He suggested raising the height of another Verizon cell tower which is located one mile away, just north of Park Lake and Haslett Road. Mr. Bowlby questioned whether the applicant has considered raising the pole height of the nearby cell tower the 10% as allowed under ordinance. He inquired how high the cell tower would stand above the top of the bill board and suggested the applicant consider contacting CenturyTel to ask if they would consider selling it to Verizon.

Kathleen Donahue, 2221 Burcham Drive, East Lansing, indicated the Mid-Michigan Program for Greater Sustainability is working to develop the “look” of the Grand River corridor from the State Capitol to Webberville and this cell tower would adversely affect the look of that corridor. She highlighted findings from the Mid-Michigan Program for Greater Sustainability which indicated the number one priority to improve the corridor was to make it a safe and welcoming place for pedestrians and bicyclists as well as developing aesthetically pleasing smart growth. Ms. Donahue encouraged Planning Commissioners to give this request careful consideration prior to approval.

Min Hao-Kuo, 2233 Burcham Drive, East Lansing, addressed the adverse effect the imposing tower would have on clients who come to the adjacent property upon which Lotus Voice Integrative Therapies LLC is located seeking meditation, peace of mind, health and happiness.

Leland Calloway, Jacobs Engineering, PO Box 2297, Southgate, stated that while it would be a less expensive option to raise the height of the Verizon cell tower at Park Lake and Haslett Roads, one of the main issues with the construction of the proposed cell tower at the Park Lake and Grand River location is to help with offloading the capacity issues of the Verizon tower at Park Lake and Haslett Roads. He reiterated Verizon always looks for colocation opportunities before proposing the construction of a new cell tower. Mr. Calloway voiced it was his understanding the entrance to Meridian Township from East Lansing is actually located at the Brookfield Shell across from Coral Gables. He reminded members of the Planning Commission the staff report contained information which states the proposed project complies with the Master Plan.

- Planning Commission discussion:

Commissioner Van Coevering inquired of staff as to the height of the billboard currently on the property.

Principal Planner Oranchak responded staff will research and provide that information to members for the next Planning Commission meeting where this item is on the agenda.

Commissioner Honicky asked the applicant about the possibility of the cell tower collapsing.

Mr. Calloway responded Verizon included in its application a "fall zone" letter which states how the tower will fail in the event of a catastrophic incident (tornado, earthquake, etc.). He noted there have been no recorded incidents of a tower collapsing, as a geotechnical investigation of the soils is conducted, with material used to support the tower in place which can go down as deep as 30 feet into the ground, adding the towers are designed to crumple in half.

Commissioner DeGroff inquired if the applicant could purchase the CenturyTel Tower.

Mr. Calloway responded Verizon contacted CenturyTel which was unwilling to lease space, adding the site is abandoned and believed the Township had an ordinance regarding abandoned sites.

Chair Scott-Craig inquired of staff as to the mechanism used by the Township to address abandoned property.

Principal Planner Oranchak responded she would like to speak with the owner of the property prior to making any statements regarding whether the parcel is or is not abandoned.

Chair Scott-Craig inquired of the applicant about placing their tower next to the CenturyTel tower which is not in use.

Mr. Calloway explained Verizon's process for choosing a site.

Chair Scott-Craig inquired as to the feasibility of building another Verizon tower near the one located at Park Lake and Haslett Roads.

Mr. Calloway offered a technical explanation as to why that would not be feasible.

Commissioner DeGroff asked why a cell provider builds two towers on the same property.

Mr. Calloway responded that if the tower is at capacity to support antenna for multiple carriers, a second tower for additional carriers must be constructed.

Commissioner Cordill inquired if cell companies have limits for the distance a cell signal can travel.

Mr. Calloway explained the concept of cellular technology, in that each tower emits signals in a "cell" (or circular) configuration. If the towers are placed too far apart there are gaps in service, and if they are placed too close together, there is signal interference.

Commissioner Van Coevering asked for confirmation as to exactly where the tower will be located.

Principal Planner Oranchak provided the location.

Commissioner Jackson asked for a depiction of the cell tower.

Mr. Calloway responded he will provide a photo simulation of the tower for the next meeting.

Commissioner DeGroff asked if there was rationale for the desirability of locating a tower on Grand River Avenue.

Mr. Calloway responded in the affirmative, explaining traffic causes increased capacity and coverage issues.

Commissioner DeGroff inquired as to the range of the proposed tower.

Mr. Calloway responded it varies, due to the need to optimize tower communication among one another and users in the area.

Chair Scott-Craig requested the applicant to interpret the statement of need it provided with the application. He questioned why Grand River was not clearly delineated on the maps provided.

Mr. Calloway explained the signal plots have covered up Grand River Avenue on the first map contained in the packet. He also explained the red area is the poorest service, yellow is poor service, light green denotes service in your home and dark green represents service which would get to your basement. Mr. Calloway indicated the maps show service at various heights, starting at a tower which is 50 feet in height going to 90 feet (which is the optimal height).

Chair Scott-Craig asked who will be the beneficiaries of the cell tower reception. He also assumed the tower is in response to complaints and asked who are the complainants.

Mr. Calloway answered he will provide a map of where the complaints are coming from. He noted engineers physically drive the area and "take" signals off the existing towers to determine the need in the yellow area of the first map in the packet. He indicated engineers determined the need for service to be for the neighborhoods along Park Lake, travelers along Park Lake Road and Grand River Avenue and commercial property along Grand River Avenue.

Chair Scott-Craig requested the applicant provide a map of where existing Verizon towers are located and where Verizon has collocated.

Mr. Calloway responded a map will be provided to the Commissioners.

Chair Scott-Craig inquired as to what the "red dots" on the first map signify.

Neil Bowlby responded they are Michigan State University dormitory buildings.

Chair Scott-Craig asked why they appeared on the first map.

Mr. Calloway answered they have small cell installations in the dormitory. He noted they do not solve capacity issues.

Commissioner Van Coevering reminded fellow Commissioners that the issue is both coverage and capacity.

Mr. Calloway added it will provide better faster uploads of information as well as minimize dropped calls.

Chair Scott-Craig suggested the applicant ask for the fence variance to install the barbed wire in order to prevent the possibility of someone climbing the tower. He inquired how many Verizon sites have barbed wire on the fences around their cell towers.

Mr. Calloway responded approximately 95%.

Chair Scott-Craig addressed the location of the generator next to a 1,000 gallon liquid propane tank.

Mr. Calloway indicated Verizon usually uses diesel powered generators, but in areas where wetlands are present, they use a propane tank.

Chair Scott-Craig inquired if the generator could run off natural gas.

Mr. Calloway stated they can.

Chair Scott-Craig asked why the applicant could not “hook up” to a natural gas line in the area.

Mr. Calloway responded that for their purposes, propane is a better option.

Chair Scott-Craig believed it a safety issue in the event the tower fell in that direction, in that it could land on top of the propane tank. He asked the owner of the property if there was natural gas to the building located on site.

Mr. Wolfe responded in the affirmative.

While acknowledging the Planning Commission cannot reject the project based on aesthetics, he encouraged the applicant to provide an image of what the tower would look like.

Chair Scott-Craig closed the public hearing at 8:53 P.M.

[Chair Scott-Craig recessed the meeting at 8:53 P.M.]

[Chair Scott-Craig reconvened the meeting at 9:03 P.M.]

7. Unfinished Business

- A. Mixed Use Planned Unit Development #15014 (Campus Village Development), request to establish a mixed use planned unit development (MUPUD) at 2655 Grand River to include the existing multi-tenant commercial building and new construction consisting of 15,040 square feet of commercial space and 222 multiple family dwelling units

Commissioner Van Coevering moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development (MUPUD) #15014, subject to the following conditions:

1. **The recommendation for approval is based on the Cover Sheet, Utility Plan, and Amenities Plan, prepared by KEBS, Inc., dated May 27, 2015, and building elevations prepared by Progressive AE, dated May 27, 2015, subject to revisions as required.**
2. **MUPUD #15014 (Campus Village Communities), a request to establish a mixed use planned unit development with the existing retail building and ten new buildings, consisting of mixed use and residential buildings, with a total of 222 one, two, and four bedroom apartment units, shall be contingent on the approval of Special Use Permit (SUP) #15051 (Campus Village Development).**

3. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 5): LED lighting; site recycling of trash; relocate transit stop to front of the property; foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on site; fitness park as public recreation; dog park; outdoor pocket parks; seating plazas visible to the street; private courtyards; public internet; public internet-bus stop; underground utilities; upper floor balconies; sidewalk planters; and consolidation of multiple parcels into one.
4. Waivers shall be granted for those sections of the Code of Ordinances as follows: Impervious surface coverage (Section 86-402(17)); setback for a dwelling unit from the railroad right-of-way (Section 86-470); loading/unloading space (Section 86-721(b)); number of parking spaces (Section 86-755); landscaped buffers adjacent to parking areas and access drives (Section 86-756(14)); and interior canopy trees and interior landscaping (Section 86-758).
5. Any future building additions or expansions to the buildings will require modification to the MUPUD #15014 and SUP #15051.
6. Building materials should include, but are not limited to, wood, brick, clapboards, glass, and stone. Other materials, such as vinyl, aluminum, and other metals should be avoided. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.
7. The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.
8. Unless the building elevations are revised, the applicant will be required to receive a variance from the Zoning Board of Appeals for non-compliance with Section 86-440(f)(2)b.2., stating, "Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the façade."
9. Windows shall cover no less than 50 percent of nonresidential street level facades.
10. The residential and mixed use buildings which comprise MUPUD #15014 shall accommodate no more than 412 tenants. No more than one person may occupy each bedroom.
11. All utility service distribution lines should be installed underground.
12. The final design of the two recycling enclosures shall be subject to the approval of the Director of Community Planning and Development.
13. Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
14. Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.

15. A minimum of nine street trees shall be provided along the frontage of the site (Grand River Avenue) or the applicant shall be required to request a variance from the Zoning Board of Appeals.
16. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development, including the height of any new parking lot light pole.
17. A final sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.
18. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
19. The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation, Ingham County Drain Commissioner, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
20. The utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
21. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.

Seconded by Commissioner Jackson.

Planning Commission, staff and applicant's discussion:

- Language contained in condition #10 regarding number of occupants in a bedroom was placed there to prevent renting out the four bedroom units to four individuals
- Township ordinances contain language regarding occupancy relative to the number of unrelated individuals
- Language regarding unrelated occupants was created when the Lodges and Lofts were going through the approval process in order to address not renting to more than four unrelated individuals in the four-bedroom units
- Requirement in condition #10 which allows only one occupant in a bedroom discourages married couples and families while encouraging student housing

The maker offered the following friendly amendment:

- **Delete the second sentence in condition #10 and insert the following language: "No more than two unrelated persons may occupy the one and two bedroom units and no more than one person may occupy each bedroom in the four bedroom units.**

The friendly amendment was accepted by the seconder.

Continued Planning Commission discussion:

- The proposed project does not provide buffering to transition between adjoining industrial and residential on the site

- Project retains the commercial standards for transition and buffering to the MUPUD
- Fence on the property line between the proposed project and adjacent industrial is insufficient to protect the health, safety and welfare of residents of the MUPUD and jeopardizes the continued interest of the adjacent industrially zoned property
- Requested waivers take away the features which promote health, safety and welfare of residents as well as their quality of living (i.e., pervious surface, green space, etc.)
- Too many units on the designated space
- Project is not what the Township envisioned when it created the MUPUD ordinance
- Amenities offered by the developer (i.e., covered bicycle parking, recycling, type of lighting) are not designed for use by the public
- Resolution does not clearly articulate the construction of a crash wall, although one of the waivers includes the setback for a dwelling unit from the railroad right-of-way (condition #4)
- Condition #3 of the resolution does not include construction of a foot pathway as an amenity, although it is shown on the map
- Request for staff to include specifications in the resolution on the walkway and construction of the crash wall
- Township recently approved construction of a brewery on land zoned industrial, which is a use by right according to Township ordinance
- Need for more buffer and greenspace with fewer apartments
- Township's Master Pathway plan is to place a pathway along this land which connects at both ends (one of which would go under the railroad, and one which would go over the river)
- Suggestion for the applicant to provide an easement for a future pathway
- Michigan Department of Transportation (MDOT) has "weighed in" that it has no issue with the entrance next to Denny's
- Planning Commissioner belief the majority of traffic will use the entrance at Park Lake Road as it has a light at that intersection
- Building which would house the entrepreneurial center at the blocks the access to the main entrance
- Concern with the considerable difference between the number of parking spaces required by ordinance and the number of parking spaces offered by the applicant
- Concern with the increase to 81% impervious surface when the underlying C-2 zoning allows for a maximum of 70%
- Reminder that the Planning Commission is making a recommendation to the Township Board on this proposal
- Drawing appears to show the project will utilize some of the space which currently is a portion of one of the stormwater retention ponds
- Request for KEBS, Inc. to provide information on how the reconfigured stormwater retention will "work"
- There is little downstream space as the river is right behind it and water which is not properly treated will go directly into the Red Cedar River
- Concern there are no environmental amenities being offered
- Appreciation for the applicant's efforts to provide amenities
- Suggestion to have some restriction (e.g., fence) between the project and the railroad tracks
- Reminder the land is zoned C-2, but the use is residential
- Review of the industrial zoned area last week shows it to contain various types of thriving businesses (chemical, metal stamping and foundry)

ROLL CALL VOTE: YEAS: Commissioner Van Coevering
NAYS: Commissioners Cordill, DeGroff, Honicky, Jackson, Chair
Scott-Craig
Motion failed 1-5.

- B. Special Use Permit #15051 (Campus Village Development), request for a group of buildings greater than 25,000 square feet (approximately 236,000 square feet) consisting of an existing commercial building (approximately 55,000 square feet) and new construction (approximately 181,000 square feet) at 2655 Grand River

Commissioner Cordill moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #15051 (Campus Village Development) for a group of buildings (ten new buildings and one exiting retail building) totaling more than 25,000 square feet in gross floor area subject to the following conditions:

1. **Approval of the special use permit is recommended in accordance with the Cover Sheet (Site Plan) prepared by KEBS, Inc., dated May 27, 2015, and building elevations prepared by Progressive AE, dated received May 27, 2015, subject to revisions as required.**
2. **Special Use Permit #15051 is subject to all conditions placed on Mixed Use Planned Unit Development #15014 (Campus Village Development) by the Township.**
3. **The gross square feet of all buildings on the site shall not exceed 235,640 square feet unless the applicant applies for and receives an amendment to Special Use Permit #15051 (Campus Village Development).**
4. **All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.**
5. **The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation, Ingham County Drain Commissioner, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.**
6. **The utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.**
7. **A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.**
8. **The above-stated conditions shall replace all prior conditions listed in the approval letter for Special Use Permit #96141, dated March 19, 1997.**

Seconded by Commission Van Coevering.

ROLL CALL VOTE: YEAS: None

NAYS: Commissioners Cordill, DeGroff, Honicky, Jackson, Van
Covering, Chair Scott-Craig

Motion failed 0-6.

- C. Planned Residential Development #15-97015 (SP Investments Limited Partnership), request to amend the PRD sketch plan for the unplatted portions of Ember Oaks preliminary plat located north of Jolly Road

Commissioner Van Coevering moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the amendment to Planned Residential Development #15-97015 dated April 17, 2015 for the remaining 111 lots on 161.88 acres in the Ember Oaks plat. Seconded by Commissioner Jackson.

Planning Commission discussion:

- Planning Commissioners are limited as to what they can consider while deliberating this request
- Request meets all the Township requirements for a PRD approval
- Change being made is minor and does not impact the existing conditions of the PRD
- Issues brought forth by residents are items which should be addressed with the developer
- Planning Commissioners must follow Township ordinances in making their decision
- Commissioners do not have authority to act outside of the purview of the Planning Commission

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Honicky, Jackson, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 6-0.

8. Other Business (None)

9. Township Board, Planning Commission officer, committee chair, and staff comment or reports

Commissioner Honicky addressed earlier public comment regarding sustainability relative to the height of the proposed cell tower, the subject of SUP #15061. He spoke to wind renewable energy, adding modern wind farms have towers which can be 500 feet tall. Commissioner Honicky believes the word sustainability means different things to different people.

Chair Scott-Craig announced public attendance at the Master Plan Public Input Forum held on May 21, 2015 exceeded his expectations and he was very appreciative of those who came out to share their ideas and comments.

10. New applications

- A. Special Use Permit #15071 (Children's Enrichment Center), request to establish a child care center at 1549 Haslett Road

11. Site plans received (None)

12. Site plans approved

- A. Site Plan Review #15-04 (MF Okemos), request to construct a retail building with drive-through window at 2049 Grand River Avenue
- B. Site Plan Review #15-05 (Kroger), request to construct a gas station with a 254 square foot transaction kiosk and eight fueling stations at 4884 Marsh Rd

13. Public remarks

Chair Scott-Craig opened and closed public remarks.

14. Adjournment

Chair Scott-Craig adjourned the regular meeting at 10:02 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

DRAFT

May 18, 2015

**5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Rom, 517-853-4560**

PRESENT: Chair Scott-Craig, Commissioners Deits, Honicky, Ianni, Tenaglia, De Groff, Cordill and Van Coevering
ABSENT: Vice-Chair Jackson
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Scott-Craig called the work session meeting to order at approximately 8:30 P.M.

2. Approval of agenda

Commissioner Deits moved to approve the agenda. Seconded by Commissioner Cordill. Motions approved unanimously.

3. June 6 Leadership Breakfast

Chair Scott-Craig advised commissioners the Planning Commission will be highlighted at the June 5 breakfast. The monthly meeting begins at 8:00 a.m. at Coral Gables Restaurant. All Planning Commissioners are invited to attend. Commissioners Tenaglia and Deits are unavailable on that date.

4. 2005 Master Plan Update – May 21, 2015 Public Input Meeting

- Planning Commissioners agreed to an honorarium for Lynn Wilson of a gift card to a local business.
- Review of materials needed for the meeting; easels, large flip-type pads, copies of the Future Land Use Map for each table; refreshments--cookies and small water bottles were agreed to; sign-in sheets, badges for Planning Commissioners, name tags for participants.
- Set-up seven tables in the Town Hall Room.
- One volunteer from each table to take notes and present the three main ideas at the end of the session
- Thirty-five people have e-mailed affirmative RSVP's to staff
- Consideration of alternate program if attendance is low

5. Public Remarks

None

6. Adjournment

Chair Scott-Craig adjourned the meeting at approximately 9:30 p.m.

Respectfully Submitted,

Gail Oranchak, AICP
Principal Planner

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

DRAFT

June 8, 2015

**5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Rom, 517-853-4560**

PRESENT: Chair Scott-Craig, Vice-Chair Jackson, Commissioners, Honicky, De Groff, and Van Coevering
ABSENT: Commissioners Deits, Ianni, Tenaglis and Cordill
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Scott-Craig called the work session meeting to order at approximately 10:20 P.M.

2. Approval of agenda

The agenda was accepted as written.

3. 2005 Master Plan Update – Next Steps

- Identify comments made at the May 21 meeting to guide revision of the Future Land Use and Implementation Chapters and the Future Land Use Map.
- Begin review of the future land use map.
- Use data chapters for guidance.

5. Public Remarks

None

6. Adjournment

Chair Scott-Craig adjourned the meeting at approximately 10:45 p.m.

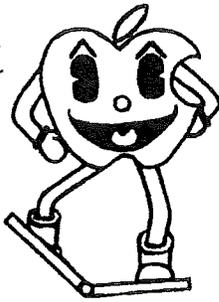
Respectfully Submitted,

Gail Oranchak, AICP
Principal Planner

Mac Men

Computer, iPad, and iPhone Repair

2660 E. Grand River Ave.
East Lansing, MI 48823
517-333-6533
macmenllc@att.net



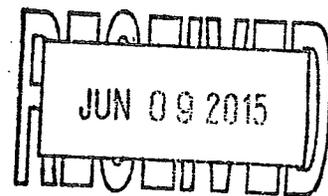
macmenrepair.com

To whom it may concern,

I would like to express my support for The Avenue project that is currently being proposed on Grand River Avenue near Park Lake Road. As a business owner in the area I feel the project will be great for the township. I like the addition of residential on Grand River. This project will be good for my business. I urge you to approve this project. Please feel free to contact me if you have further questions.

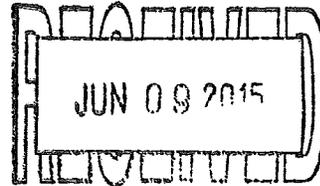
Sincerely,


Mac Men Computers



6/8/15

Charter Township of Meridian
Planning Commission
Meridian Municipal Building
5151 Marsh Road
Okemos, MI 48864



RE: Application to Amend PRD #15-97015 Should Be Recommended for Denial

Dear Commission,

I write requesting that the Planning Commission deny the request by SP Investments Limited Partnership's to amend the Planned Residential Development #97015 ("PRD"), which is listed on the June 8, 2015 Agenda as item 7C.

At issue is whether it is appropriate to amend unplatted lands, as fully described in the Developer's Sketch Plan titled "Ember Oaks (PHASES 4+)." We submitted the attached affidavit and provided public comment during your May 18 meeting. Please consider the content of our affidavit and the following concerns:

(1) The Unplatted lands are already under an existing PRD. The following, with respect to this existing PRD are believed to be true:

(a) Meridian Township Ordinance §86.378(d)(4)(c) states "Once the preliminary lot layout is found by the Department of Community Planning and Development to be in conformance with the governing regulations, the total number of lots intended for residential units **shall become the maximum number of dwelling units permitted** on the development parcel under the PRD overlay zoning district.

(b) Meridian Township Ordinance §86.378(d)(5)(c) reads "The required amount of open space **shall be preserved in perpetuity**. The preserved open space shall be **deeded to the development's homeowner's association, a land conservancy, the public or otherwise protected** in a manner acceptable to the Township. The form of all preservation instruments shall be approved by the Township Attorney. The preserved open space shall be shown and appropriately labeled on the plat approved by the Township and recorded with the county register of deeds.

(2) It is believed that the developer represented and warranted the following with respect to Unplatted lands:

- (a) Ember Oaks was a developing community;
- (b) The Developer planned to develop such community in phases;
- (c) As each phase became complete, or substantially complete, the Developer would add additional lots within the Unplatted lands to the Plat;

(d) The Plat has Declarations or Restrictions, substantially controlling the type of community thereunder; and

(e) It is further believed the Developer stated all homes within the subdivision (including Unplatted lands) would be controlled, according to the Declarations of Restrictions. This means homes had to be specific size and quality including, but not limited to, materials used and have architectural integrity (as approved by the Architectural Control Committee of which Developer solely controls).

(3) It is believed that the Developer has a history supportive of following the model it laid forth during the sales process, as suggested in its believed upon representations and warranties above. That is, the Developer has added Unplatted lands, as lots, to the Plat, as phases in the development were completed. Such additions are evidenced by the necessary amendments to the Declarations of Restrictions, which indeed have been amended 3 times.

(4) It is believed that the Developer advertised and continues to advertise, as evidenced by signage located directly on the Unplatted lands.

(5) Given the Meridian Township Ordinance §86.378 language, buyers of lots and homes, as the case may be, would have had reason to believe, and further to rely upon, the provisions suggesting

(i) maximum numbers of dwelling lots and

(ii) the Unplatted lands would be preserved in perpetuity.

(6) Given the Developer's believed upon representations and warranties, existing homeowners would have had reason to believe and rely upon such believed representations and warranties including, but not limited to, the future development with respect to Unplatted lands.

Now, the Developer, as the applicant, is petitioning this Commission for an amendment. Such amendment, as proposed, reflects, generally speaking (some lots would actually be larger than existing lots under the existing PRD), desires to decrease the lot size and, presumably, increase the number of lots offered. It is further believed the Developer is desirous of making such proposed changes to reflect economic factors not then anticipated when it originally submitted and received the original PRD.

Even if total lot numbers and/or preserved open spaces stay the same, by way of lots and open spaces in aggregate, but are modified such that they fail to stay true to the original PRD (which is evidenced by the desire to amend such) and the believed upon Developer representations and warranties, such proposed amended PRD would fail to stay in keeping with what purchasers have relied upon.

Furthermore, it is believed such homes, eventually built upon the proposed amended PRO lots, would be smaller than those believed to be represented and warranted to existing

homeowners including, but not limited to, less stone or masonry requirements presently required.

The problem, as the Commission is now aware of, is that buyers under the existing Plat may have relied upon - and many homeowners did in fact rely upon, as evidenced by Affidavits and letters submitted and public statements - many factors including, but not limited to, the following:

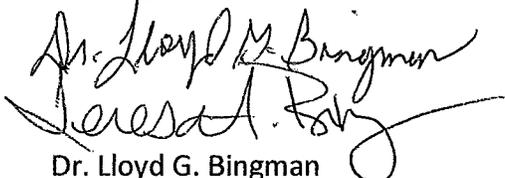
- (1) Original PRD, as issued, and reflected in both the Plat and Unplatted lands;
- (2) The believed upon Developer's representations and warranties, particularly as reflected on the Unplatted lands;
- (3) The Declarations of Restrictions (historically representing, by amendment, a history of Unplatted lands entering into the Plat).

Therefore, if the honorable Commission were to "recommend for approval" this petition for amendment of the original PRO, this Commission would, with full knowledge of such as evidenced by the Affidavit attached and incorporated herein, inadvertently help the Developer to potentially breach its believed representations and warranties made to the existing Ember Oaks homeowners.

For the reasons discussed above, and others, we humbly request this Commission "recommend denial" of the Developer's requested PRO #15-97015 amendment.

Thank you for your consideration with respect the issues raised above and their direct application to this matter.

Best regards,

Handwritten signatures of Dr. Lloyd G. Bingman and Teresa A. Bingman. The signature of Dr. Lloyd G. Bingman is written in cursive and is positioned above the signature of Teresa A. Bingman, which is also in cursive.

Dr. Lloyd G. Bingman

Teresa A. Bingman, Esq.

AFFIDAVIT OF DR. LLOYD AND TERESA A. BINGMAN

We, **Dr. Lloyd G. Bingman and Teresa A. Bingman, Esq.**, of 1425 Ambassador Drive, Okemos, Michigan, after first being duly sworn, declare that the following information is true to my actual current knowledge and recollection without investigation or inquiry:

(1) We have personal knowledge of the matters set forth in this Affidavit, except as to those stated on information and belief, and, as to those, We believe them to be true based upon my recollection of the matters set forth in this Affidavit.

(2) On or about January 12, 2006, we purchased our primary residence from SP Investments, Limited Partnership, a Michigan Limited Partnership entity.

Such residence is located within the Ember Oaks Subdivision (the Subdivision").

(3) To the best of our recollection and information and belief, the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership and Keith L. Schroeder.

(a) To the best of our recollection and upon information and belief, the Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association ("HOA").

(i) Copies of the Restrictions are available by way of either (1) Ingham County Register of Deeds or (2) the Developers website, located at:
http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf

(ii) Copies of the Bylaws are available from the Developers website, located at:
http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf

(iii) Copies of the Articles of Incorporation for Ember Oaks Homeowners' Association, a Michigan nonprofit domestic corporation, with perpetual duration, located under Department of Licensing and Regulatory Affairs, corporate entity documents, by way of
[http://www.dleg.state.mi.us/lbcs_coro/image.8spFILE TYPE;UCO&FILE NAME=D200111\2001309100000257.tif](http://www.dleg.state.mi.us/lbcs_coro/image.8spFILE%20TYPE;UCO&FILE%20NAME=D200111\2001309100000257.tif)

(b) To the best of our recollection and upon information and belief, Developer represented and warranted that the Subdivision was an ongoing development, developing in phases. Affiants further are informed and believe Developer represented and warranted as the remaining lots sold within the Plat, it would begin additional phases of development adding such to the Plat and its corresponding Restrictions.

(c) To the best of our recollection and upon information and belief, the Developer advertised the Subdivision as a controlled community with specific standards. Such standards are evidenced in the Restrictions including, but not limited to, the following building restrictions:

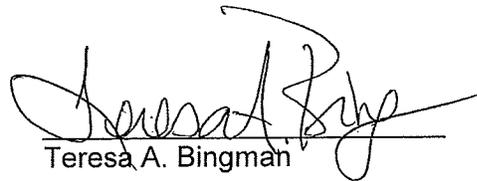
- (A) Masonry requirements of stone or brick, covering all sides of the home;
- (B) Trim requirements;
- (C) Minimum setbacks;
- (D) Garage minimums (minimum of 700 sq. ft. and no less than 3 cars); and
- (E) Minimum home square footage requirements for first and second floors.

(d) Affiants, to the best of our recollection and upon information and belief, recall the Developer represented and warranted, as a further inducement to purchase, that future lands, as added to the Plat and developed, would be done so under the same restrictions as existing phases. It is believed, to the best of our recollection, Developer made such representations and warranties as to the Subdivision standards as an assurance to earlier purchasers to induce their purchase of their property.

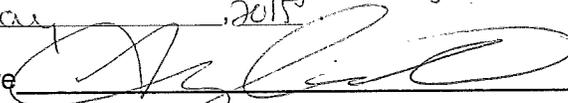
(4) Developer has placed existing signage in the Ember Oaks subdivision that reads: "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE." It is our opinion such signage is for advertising purposes and further suggests the intent to develop such lands within the Subdivision standards as evidenced in the Restrictions. Such signage was in existence on or around the time we purchased our property and still stands as of May 10, 2015.

Dated this 18th day of May, 2015


Dr. Lloyd G. Bingman


Teresa A. Bingman

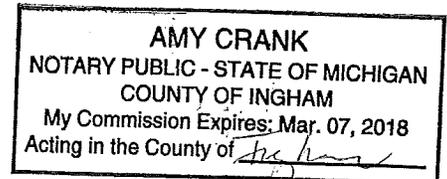
Subscribed and sworn to by ^{Lloyd G. / Teresa A.} Bingman / Bingman before me on the 18 day of May, 2015

Signature 

Printed name Amy Crank

Notary public, State of Michigan, County of Ingham

My commission expires March 7, 2018



A proposal to the Planning Commission meeting on May 21

I would like to add the following Strategy to Goal 7, Objective A

Promote the increasing use of solar and wind energy

I don't believe this is covered by Strategy 2.

I don't like the ubiquitous use of the word "sustainable". Its use, like "renewable", arose way back when we were worried about having **enough** oil to "sustain" our way of life and started looking for "renewable" energy; way before we were worried about "climate change".

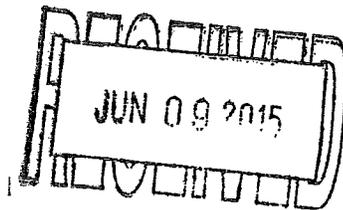
Thus, I would leave out the word "sustainable" in Objective A and replace the first "practices" by "goals".

To accomplish Objective A we have to do two things with respect to energy.

- (1) We must save energy. That is, we must stop using more energy than we really need, and what energy that we use, we should use efficiently, like well insulating our buildings (**Energy Conservation**)
- (2) The second thing we must do is replace the energy we need, which is currently supplied by fossil fuels, by clean energy sources, in particular, wind and sun, as quickly as possible. (**Clean Energy**)

The first requirement is represented by all the Strategies except possibly Strategy 2 which is pretty vague and doesn't adequately address the second requirement. So I strongly recommend we add the sentence above or something equivalent.

Bob Wasserman



Two strategies we might suggest under Goal 7, Objective B, might be:

1. Develop and implement policies that will help maintain the residential character and residential amenities which define our community and make it a special place to live.
2. Develop a long-term vision and goal of a sustainably balanced ratio of quality single family, multiple family, and commercial development that supports the residential character of our community and minimizes the damaging (or costly) consequences of unacceptably high vacancy rates.

This is my "draft" wording, so you might want to adjust it any way you wish.

Eck

Delete	Reply	Forward	Redirect	View Thread	Message Source	Save as	Print	Headers
Mark as:	<input type="checkbox"/>	Move	Copy	This message to	<input type="checkbox"/>	Back to Inbox  		

Derived from Figures per Sketch Plan prepared by Applicant

(A)

(B)

Original PRD 1999

(C+D)

	1999 Plan	As a %	Revised	As a %	Change
Gross Acres	230.30	100%	232.97	100%	2.67
Street ROW	21.74	9%	26.45	11%	4.71
Lots as proposed	116.71	51%	102.75	44%	(13.96)
Gross Open Space Area	91.77	40%	103.44	44%	11.67
Easements	8.61	4%	11.90	5%	3.29
Wetlands	16.92	7%	16.74	7%	(0.18)
Mandated Buffer Area??					
Net Open Space	66.24	29%	74.80	32%	8.56

(C)

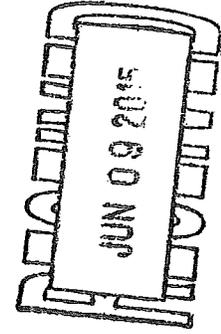
Final Plats

Phase I-III	As a %
71.09	100%
8.90	13%
35.17	49%
26.69	38%
2.15	3%
3.64	5%
20.90	29%

(D)

2015 Sketch

Undeveloped	As a %
161.88	100%
17.55	11%
67.58	42%
76.75	47%
9.75	6%
13.10	8%
53.90	33%



Submitted by
 Mark Hooper
 at 6/8/2015
 meeting

Part II

SUP REQUEST STANDARDS

Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.

This use is proposed in a C-2 zoning district. There is already a billboard tower which is a similar use located on the property. There are only commercial uses on the adjacent properties therefore the nature, design and location will have no negative effects on the proposed parcel or any adjacent land uses. Because this facility will allow better communication in the surrounding area, this use will actually improve the health, safety, and general welfare of the community.

Not true

- (2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.

Per the zoning review and requirements there is no indication that this project is not consistent with the Township's comprehensive development plan

Not true

- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.

This project is proposed in a commercial district where a similar use, a bill board, is existing on site. The facility is self-contained and self-operating with very little need for maintenance. The adjacent properties also have commercial uses on them so the essential character of the area will not be affected.

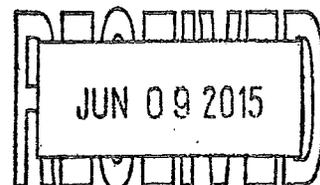
Not true

- (4) The project will not adversely affect or be hazardous to existing neighboring uses.

This project is proposed in a commercial district where a similar use, a bill board, is existing on site and the adjacent properties also have commercial uses on them so the essential character of the area will not be affected.

Not true

*Submitted by
Ginger Yang
@ 6/8/2015
meeting*



- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.

There is no evidence that any wireless communications facility has ever be detrimental to the economic welfare of a community. *Not true*

- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.

The facility will be visited by maintenance personnel on average 2-4 times per month so existing roads will be adequate. There will be no need for any of the other services listed above for this facility.

- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.

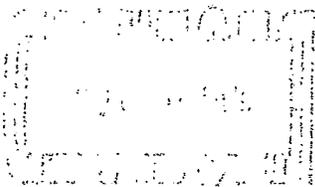
This project does not require any public sanitation.

- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

This project does not produce any pollution in the form of traffic, noise, smoke, fumes, glare, or odors.

- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

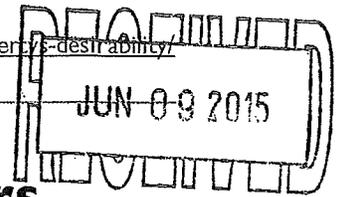
This project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township as outlined in the NEPA report provided to the township.



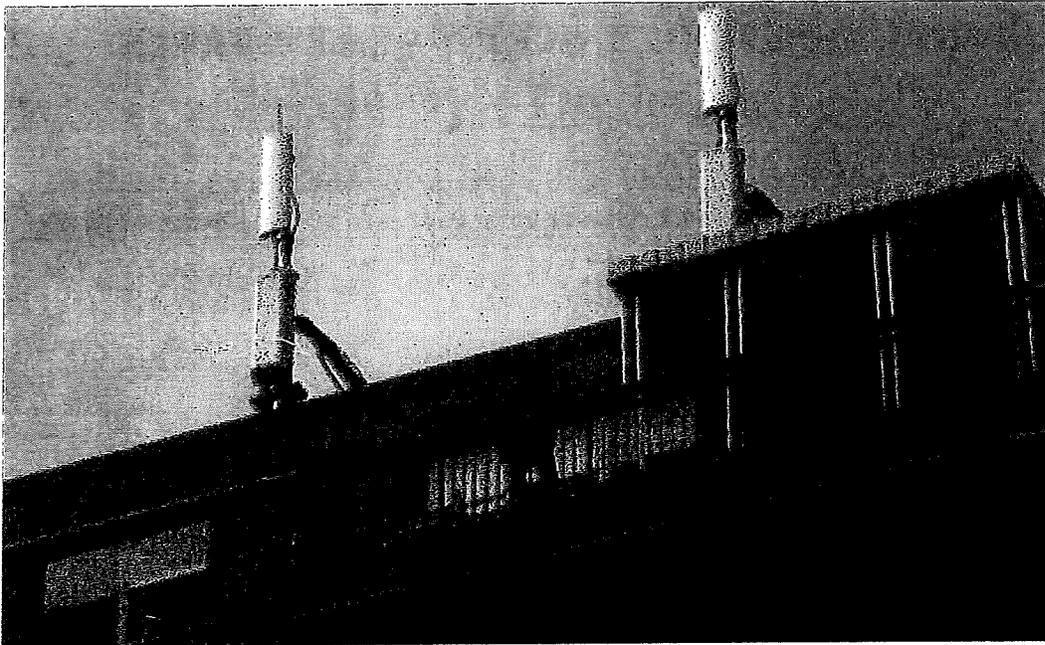
Take Back Your Power

<http://takebackyourpower.net/news/2014/07/04/real-estate-survey-results-cellgrid-towers-impact-property-s-desirability/>

Export date: Fri Jun 5 21:21:28 2015 / +0000 GMT



Real Estate Survey: Do Cell/Grid Towers Impact a Property's Desirability?



by ElectromagneticHealth.org | [see original news release](#) ¹

94% of respondents said a nearby cell tower or group of antennas would negatively impact value or interest in a property

The National Institute for Science, Law and Public Policy's survey "**Neighborhood Cell Towers & Antennas —Do They Impact a Property's Desirability?**" ² initiated June 2, 2014, has now been completed by 1,000 respondents as of June 28, 2014. The survey, which circulated online through email and social networking sites, in both the U.S. and abroad, sought to determine if nearby cell towers and antennas, or wireless antennas placed on top of or on the side of a building, would impact a home buyer's or renter's interest in a real estate property.

 cell tower infrastructure on rooftops

The overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. And 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antenna.

- **94% said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it.**

- **94% said a cell tower or group of antennas on top of, or attached to, an apartment building would negatively impact interest in the apartment building or the price they would be willing to pay for it.**

- **95% said they would opt to buy or rent a property that had zero antennas on the building over a comparable property that had several antennas on the building.**

- **79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas.**

- **88% said that under no circumstances would they ever purchase or rent a property with a cell tower or group of antennas on top of, or attached to, the apartment building.**

- **89% said they were generally concerned about the increasing number of cell towers and antennas in their residential neighborhood.**

The National Institute for Science, Law and Public Policy (NISLAPP) was curious if respondents had previous experience with physical or cognitive effects of wireless radiation, or if their concern about neighborhood antennas was unrelated to personal experience with the radiation.

Of the 1,000 respondents, **57% had previously experienced cognitive effects from radiation emitted by a cell phone, wireless router, portable phone, utility smart meter, or neighborhood antenna or cell tower, and 43% had not experienced cognitive effects. 63% of respondents had previously experienced physical effects from these devices or neighborhood towers and antennas and 37% had not experienced physical effects.**

The majority of respondents provided contact information indicating they would like to receive the results of this survey or news related to the possible connection between neighborhood cell towers and antennas and real estate decisions.

Comments from real estate brokers who completed the NISLAPP survey:

"I am a real estate broker in NYC. I sold a townhouse that had a cell tower attached. Many potential buyers chose to avoid purchasing the property because of it. There was a long lease."

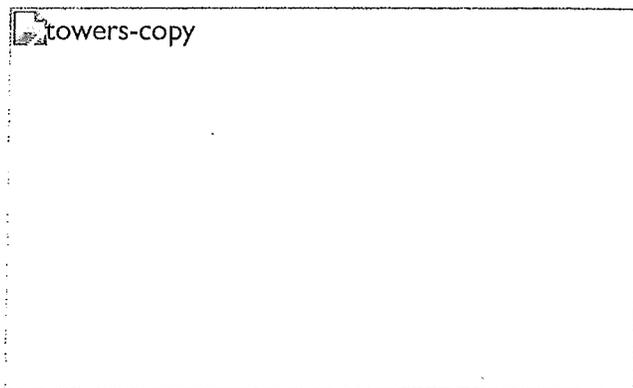
"I own several properties in Santa Fe, NM and believe me, I have taken care not to buy near cell towers. Most of these are rental properties and I think I would have a harder time renting those units... were a cell tower or antenna nearby. Though I have not noticed any negative health effects myself, I know many people are affected. And in addition, these antennas and towers are often extremely ugly—despite the attempt in our town of hiding them as chimneys or fake trees."

"We are home owners and real estate investors in Marin County and have been for the last 25 years. We own homes and apartment building here in Marin. We would not think of investing in real estate that would harm our tenants. All our properties are free of smart meters. Thank you for all of your work."

"I'm a realtor. I've never had a single complaint about cell phone antennae. Electric poles, on the other hand, are a huge problem for buyers."

Study: 21% reduction in property value if cell phone tower built

Concern was expressed in the comments section by respondents about potential property valuation declines near antennas and cell towers. While the NISLAPP survey did not evaluate property price declines, a study on this subject by Sandy Bond, PhD of the New Zealand Property Institute, and Past President of the Pacific Rim Real Estate Society (PRRES), [The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods](#)³, was published in *The Appraisal Journal* of the Appraisal Institute in 2006. The Appraisal Institute is the largest global professional organization for appraisers with 91 chapters.



The study indicated that **homebuyers would pay from 10%–19% less to over 20% less for a property if it were in close proximity to a cell phone base station.** The 'opinion' survey results were then confirmed by a market sales analysis. **The results of the sales analysis showed prices of properties were reduced by around 21% after a cell phone base station was built in the neighborhood."**

Additional comments

The Appraisal Journal study added,

"Even buyers who believe that there are no adverse health effects from cell phone base stations, knowing that other potential buyers might think the

reverse, will probably seek a price discount for a property located near a cell phone base station.”

James S. Turner, Esq., Chairman of the National Institute for Science, Law & Public Policy and Partner, Swankin & Turner in Washington, D.C., says,

“The recent NISLAPP survey suggests there is now a high level of awareness about potential risks from cell towers and antennas. In addition, the survey indicates respondents believe they have personally experienced cognitive (57%) or physical (63%) effects from radiofrequency radiation from towers, antennas or other radiating devices, such as cell phones, routers, smart meters and other consumer electronics. Almost 90% are concerned about the increasing number of cell towers and antennas generally. A study of real estate sales prices would be beneficial at this time in the United States to determine what discounts homebuyers are currently placing on properties near cell towers and antennas.”

Betsy Lehrfeld, Esq., an attorney and Executive Director of NISLAPP, says,

“The proliferation of this irradiating infrastructure throughout our country would never have occurred in the first place had Section 704 of the Telecommunications Act of 1996 not prohibited state and local governments from regulating the placement of wireless facilities on health or environmental grounds. The federal preemption leaves us in a situation today where Americans are clearly concerned about risks from antennas and towers, some face cognitive and physical health consequences, yet they and their families increasingly have no choice but to endure these exposures, while watching their real property valuations decline.”

The National Institute for Science, Law, and Public Policy (NISLAPP) in Washington, D.C. was founded in 1978 to bridge the gap between scientific uncertainties and the need for laws protecting public health and safety. Its overriding objective is to bring practitioners of science and law together to develop intelligent policy that best serves all interested parties in a given controversy. Its focus is on the points at which these two disciplines converge.

NISLAPP contact:

James S. Turner, Esq.
(202) 462-8800 / jim@swankin-turner.com
Emily Roberson
er79000@yahoo.com

If you can support NISLAPP's work, please donate at the bottom of [this page](#).⁴

Commentary from ElectromagneticHealth.org:

Response to EMF real estate survey⁵ conducted by The National Institute for Science, Law and Public Policy:

ElectromagneticHealth.org suggests real estate agents and homebuyers be aware at this time that there are indeed perceived risks associated with real estate properties located in proximity to cell towers and antennas impacting both 1) interest in a given property and 2) a property's price.

Real estate agents are advised to:

1. Familiarize themselves with AntennaSearch.com ⁶ to **be able to find antennas and hidden antennas** in a neighborhood,
2. Learn to work with an [RF meter](#) ⁷ to **be able to competently assess a property and neighborhood** for RF electromagnetic fields from both external infrastructure sources and in-home devices,
3. Learn how real estate properties with high RF exposures can be physically **remediated or mitigated** ⁸ (and when this is not practical),
4. Understand **at what distance from cell towers and antennas research is indicating biological and health effects**, including the increased incidence of cancer. (See cell tower studies in "⁹**Some Studies Showing Cell Tower Health Impacts**"¹⁰)
5. Learn the potential health consequences of the **new radiating utility meters**, called 'smart meters', and be able to identify and evaluate them.
6. Understand the special **importance of low RF in bedrooms**, from all sources, and especially in the bedrooms of children.
7. Be able to advise clients on **improving home safety from internal and external electromagnetic fields**.

Given there are over 220,000 cell phone towers in the United States, over 50 million wireless networks and untold numbers of antennas on or even inside buildings, and new risks from utility meters and the wireless networks that support them, real estate agents would best be conversant in the risks, and perceived risks, of electromagnetic fields. If ElectromagneticHealth.org can be of help to real estate agents, please do not hesitate to be in touch at info@ElectromagneticHealth.org ¹¹.

Sources:

<http://electromagnetichealth.org/electromagnetic-health-blog/survey-property-desirability/> ¹²

<http://electromagnetichealth.org/electromagnetic-health-blog/survey-commentary/> ¹³

Links:

1. <http://electromagnetichealth.org/electromagnetic-health-blog/survey-property-desirability/>
2. <http://electromagnetichealth.org/electromagnetic-health-blog/survey-property-desirability/>
3. <http://electromagnetichealth.org/wp-content/uploads/2014/06/TAJSummer05p256-277.pdf>
4. <http://electromagnetichealth.org/electromagnetic-health-blog/survey-property-desirability/>
5. <http://electromagnetichealth.org/electromagnetic-health-blog/survey-property-desirability/>
6. <http://AntennaSearch.com>
7. <http://EMFSafetyStore.com>
8. <http://hbelc.org/>
9. <http://electromagnetichealth.org/wp-content/uploads/2014/06/Cell-tower-studies-re-cancer-etc-PDF.pdf>
10. <http://electromagnetichealth.org/wp-content/uploads/2014/06/Cell-tower-studies-re-cancer-etc-PDF.pdf>
11. <mailto:info@ElectromagneticHealth.org>
12. <http://electromagnetichealth.org/electromagnetic-health-blog/survey-property-desirability/>
13. <http://electromagnetichealth.org/electromagnetic-health-blog/survey-commentary/>

Post date: 2014-07-04 14:41:38

Post date GMT: 2014-07-04 22:41:38

Export date: Fri Jun 5 21:21:28 2015 / +0000 GMT

This page was exported from Take Back Your Power [<http://takebackyourpower.net>]

Export of Post and Page has been powered by [Universal Post Manager] plugin from www.ProfProjects.com

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Gail Oranchak, AICP
Principal Planner

DATE: June 18, 2015

RE: Special Use Permit #15061 (Jacobs Engineering), request to install a 90-foot wireless communication tower at 4980 Park Lake Road

The Planning Commission held a public hearing on June 8, 2015 regarding Jacobs Engineering's request for a special use permit to install a 90-foot wireless communication tower, associated equipment shelter and generator on an approximate 1.73-acre site (75,359 square feet) addressed as 4980 Park Lake Road and zoned C-2 (Commercial).

The applicant has submitted several additional documents associated with the request:

- A set of simulated photographs showing before and after installation of the cell tower from east and west travel directions
- A set of documents listing existing Verizon wireless locations, identifying the locations on a map and to the proposed tower
- A revised site plan with the propane tank removed; the use of bituminous surfacing for the access drive extension and parking space; and conversion of the area occupied by Verizon's tower, equipment and access as an easement versus a lease area

Staff directed questions to the applicant regarding Verizon's height on neighboring towers, a discussion of alternative sites considered in the target area, the impact on customers located west of the proposed tower, and information about future colocation on the proposed tower. The attached communication addressed to staff and dated received June 18, 2015 is the applicant's response.

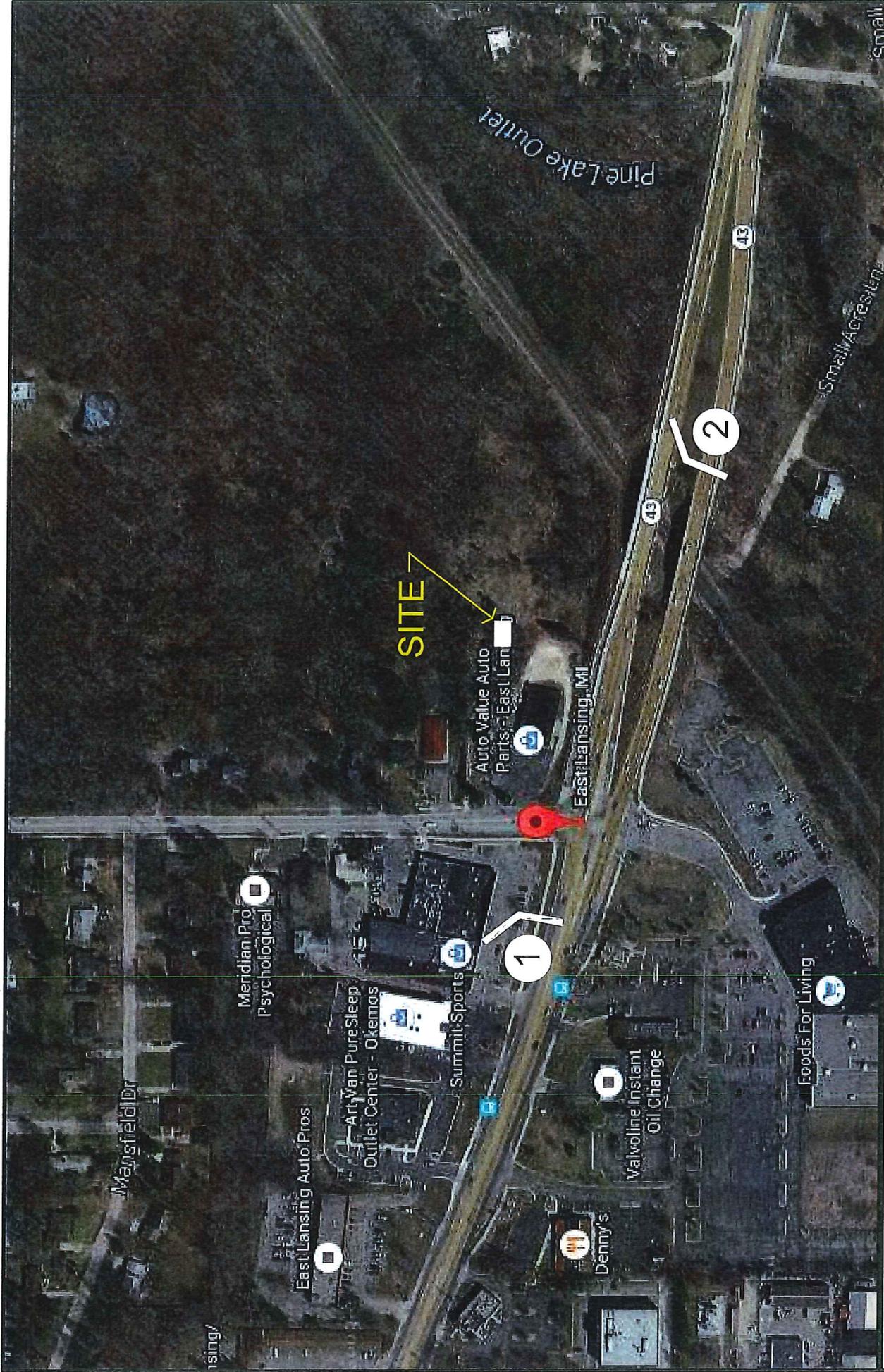
A seven-foot setback variance is still required for the approximate three-foot distance between the equipment shelter and the generator.

Planning Commission Options

The Planning Commission may approve, approve with conditions or deny the request. A resolution will be provided for a future meeting as directed by the Planning Commission.

Attachments

1. Photo simulations dated June 17, 2015
2. Maps and documenting nearby towers dated received June 17, 2015
3. Communication to staff dated June 18, 2015
4. Revised site plan dated June 9, 2015



Project Number: 215037.00
 Date: 06-11-15
 Sheet Number: G-1

Description:
Location Map
 Location:
 Cell Site #437 Park Lake Road & M-43 Highway
 Meridian Township, Michigan

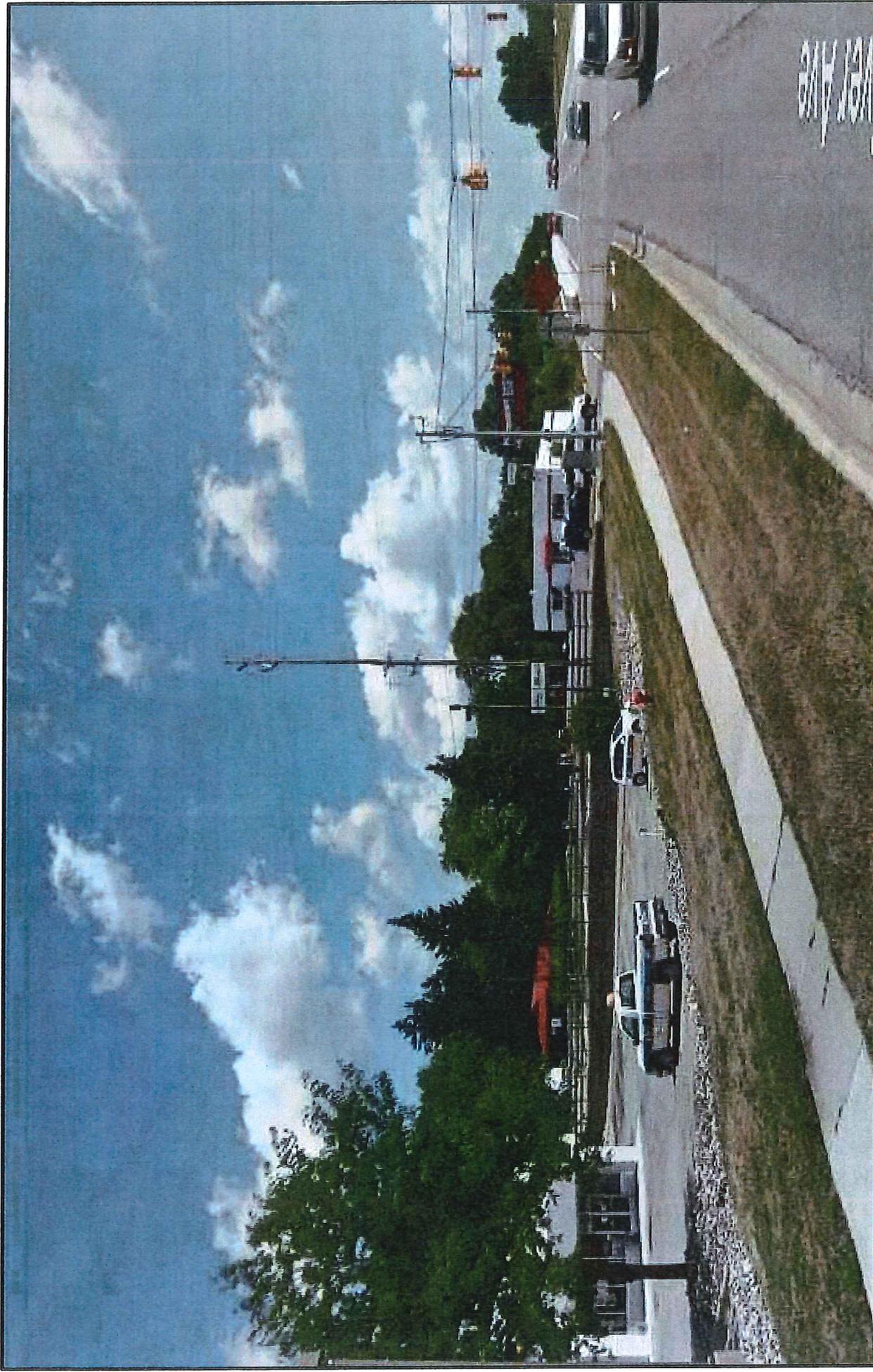
Client:



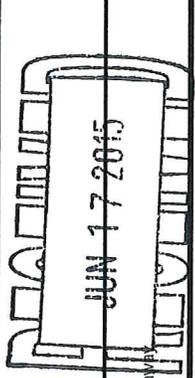

Architects
 Engineers
 Planners

23761 Research Drive
 Farmington Hills
 Michigan 48335

248.477.2444
 248.477.2445 fax
 www.nsa-ac.com



Project Number: 215037.00
 Date: 06-11-15
 Sheet Number: 1



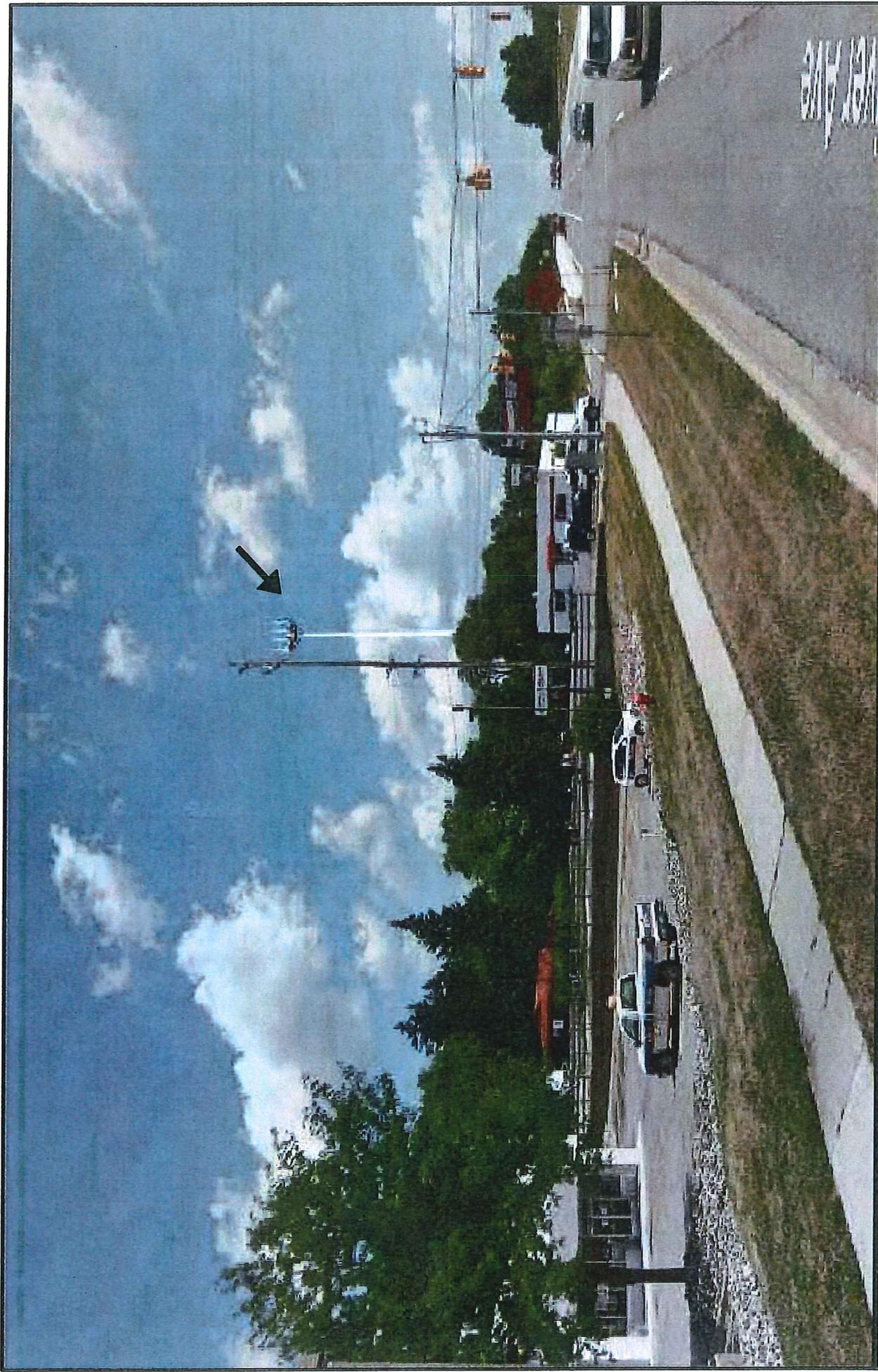
Description: Original View 1
 Location: Cell Site #437 Park Lake Road & M-43 Highway Meridian Township, Michigan

Client: 

 Architects
 Engineers
 Planners

23761 Research Drive
 Farmington Hills
 Michigan 48335

248.477.2444
 248.477.2445 fax
 www.nsa-ac.com



Project Number: 215037.00
 Date: 06-11-15
 Sheet Number: 2



Description:
Proposed View 1
 Location:
 Cell Site #437 Park Lake Road & M-43 Highway
 Meridian Township, Michigan

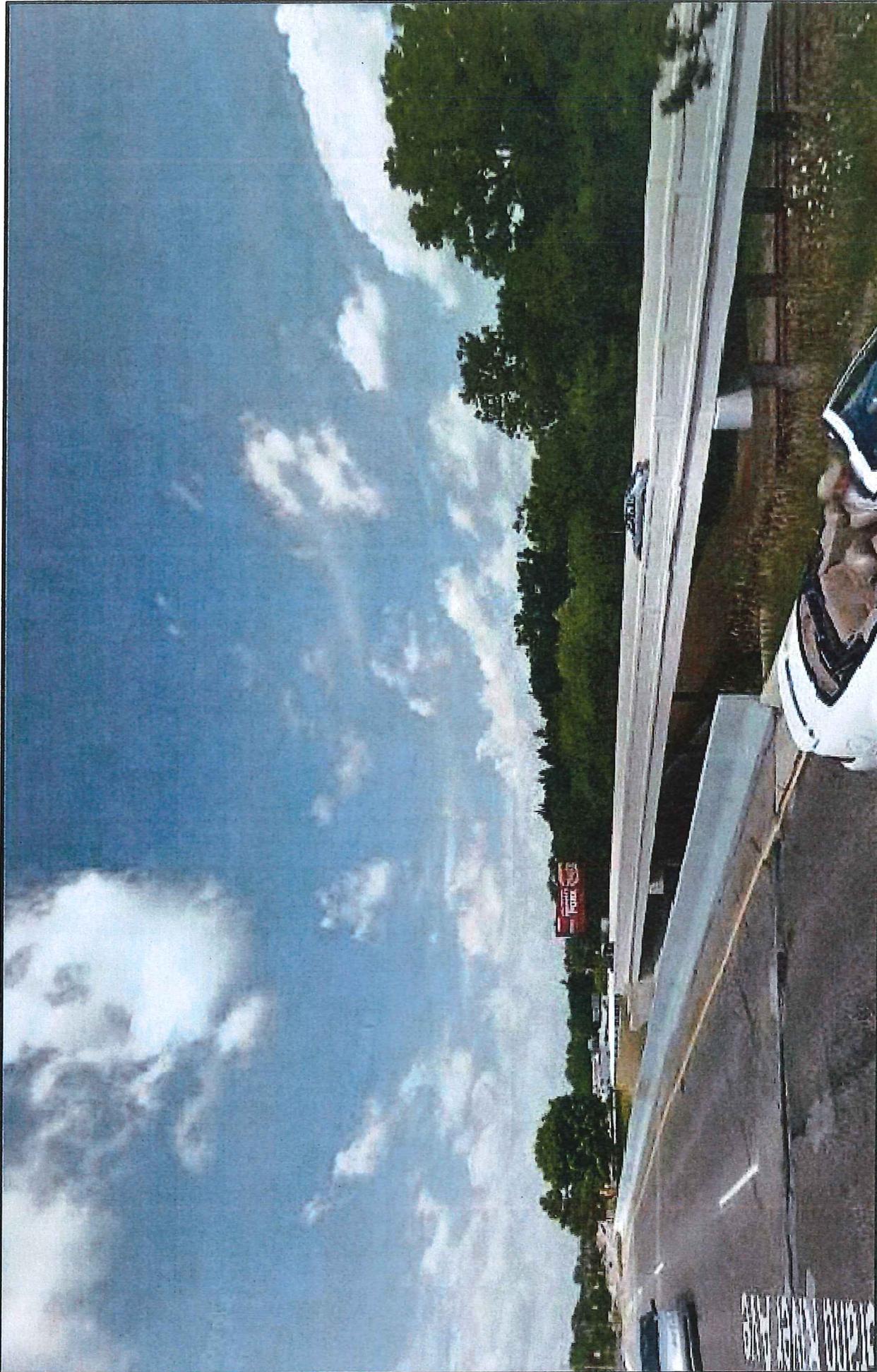
Client:



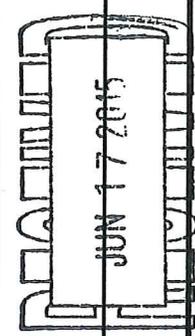

Architects
 Engineers
 Planners

23761 Research Drive
 Farmington Hills,
 Michigan 48335

248.477.2444
 248.477.2445 fax
 www.nsa-ac.com



Project Number: 215037.00
Date: 06-11-15
Sheet Number: 3

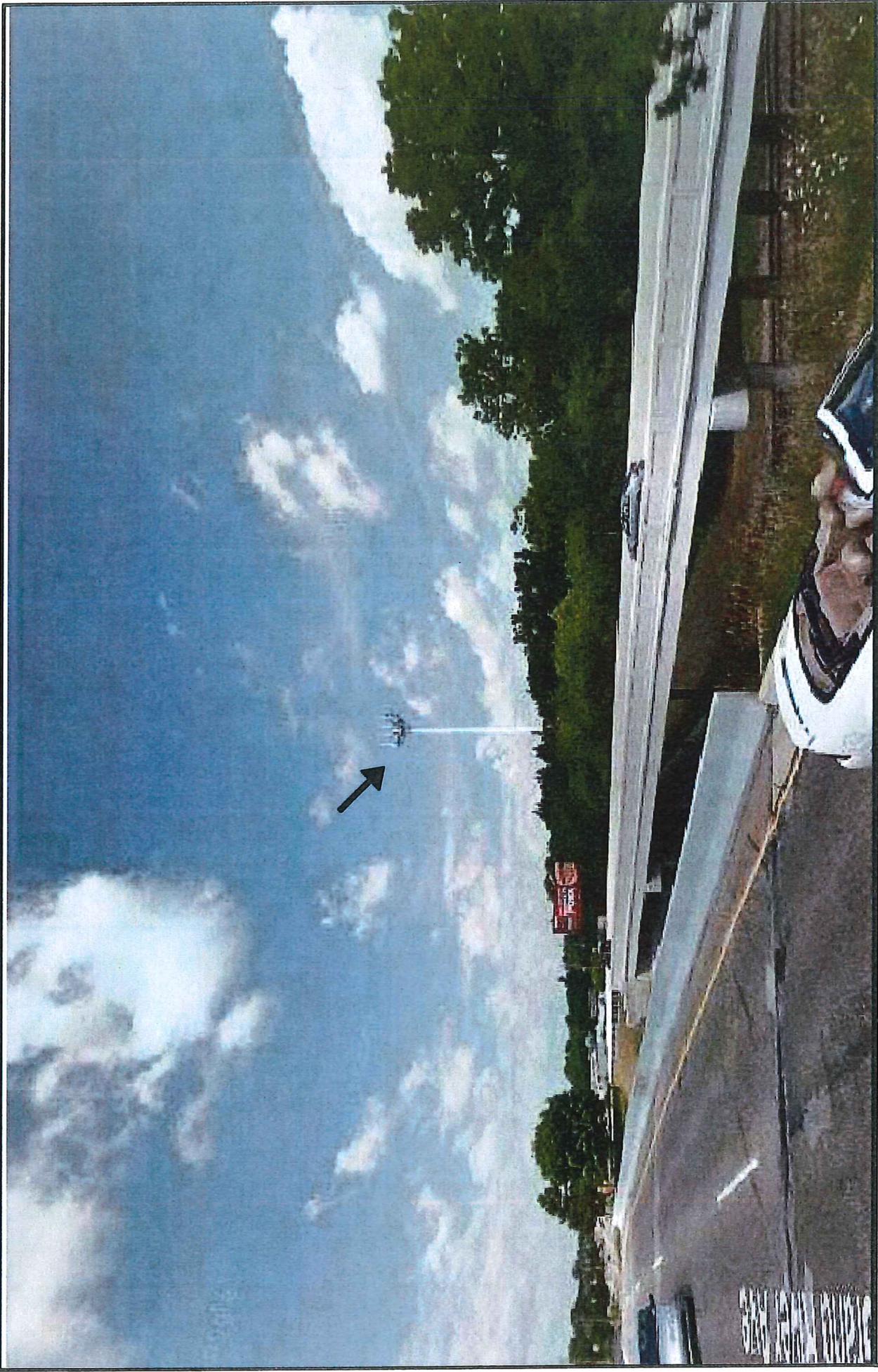


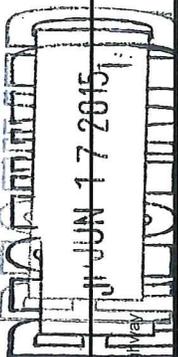
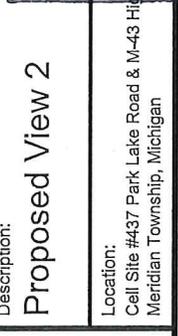
Description:
Original View 2
Location:
Cell Site #437 Park Lake Road & M-43 Highway
Meridian Township, Michigan

Client:

verizonwireless

NSA
Architects
Engineers
Planners
23761 Research Drive
Farmington Hills
Michigan 48335
248.477.2444
248.477.2445 fax
www.nsa-ac.com



Project Number: 215037.00 Date: 06-11-15 Sheet Number: 4	Description: Proposed View 2 Location: Cell Site #437 Park Lake Road & M-43 Highway Meridian Township, Michigan	Client:  Verizon wireless
		Architects NSA 23761 Research Drive Farmington Hills Michigan 48335 248.477.2444 248.477.2445 fax www.nsa-ac.com

Gail Oranchak

From: Calloway, Leland <Leland.Calloway@jacobs.com>
Sent: Thursday, June 11, 2015 2:55 PM
To: Gail Oranchak
Subject: FW: 473 - traffic heat maps and map of surrounding towers with addresses
Attachments: 0473-GRAND RIVER PARK LAKE.pptx

Hi Gail,

Please find below the addresses of the surrounding towers Verizon Wireless is on.

The first attached map shows the existing Verizon Wireless site locations in relation to the pin, which is the proposed tower location at Grand River and Park Lake.

The second attached map show the sectors of the surrounding towers that are now or are projected to be over loaded due to the amount of users and lack of capacity

The spreadsheet tells the projected dates of the capacity over loads.

I will explain all this at the meetings.

Please tell me how many copies you will need.

Leland Calloway | JACOBS

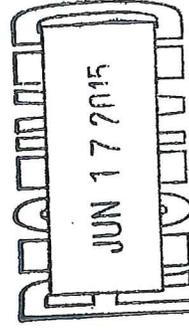
From: Calloway, Leland
Sent: Thursday, June 11, 2015 2:09 PM
To: Calloway, Leland
Subject: FW: 473 - traffic heat maps and map of surrounding towers

Addresses for the surrounding sites:

0421	Okemos	2379 Club Meridian Drive	Okemos
0431	Okemos II	4660 South Hagadorn Road	East Lansing
0436	Meridian Mall	5151 Marsh Road	Okemos
0484	Haslett	1593 Haslett Road	Haslett
0487	Meridian	705 West Grand River Avenue	Okemos
5420	Lansing NE	5701 Park Lake Road	East Lansing



0473-GRAND RIVER PARK LAKE



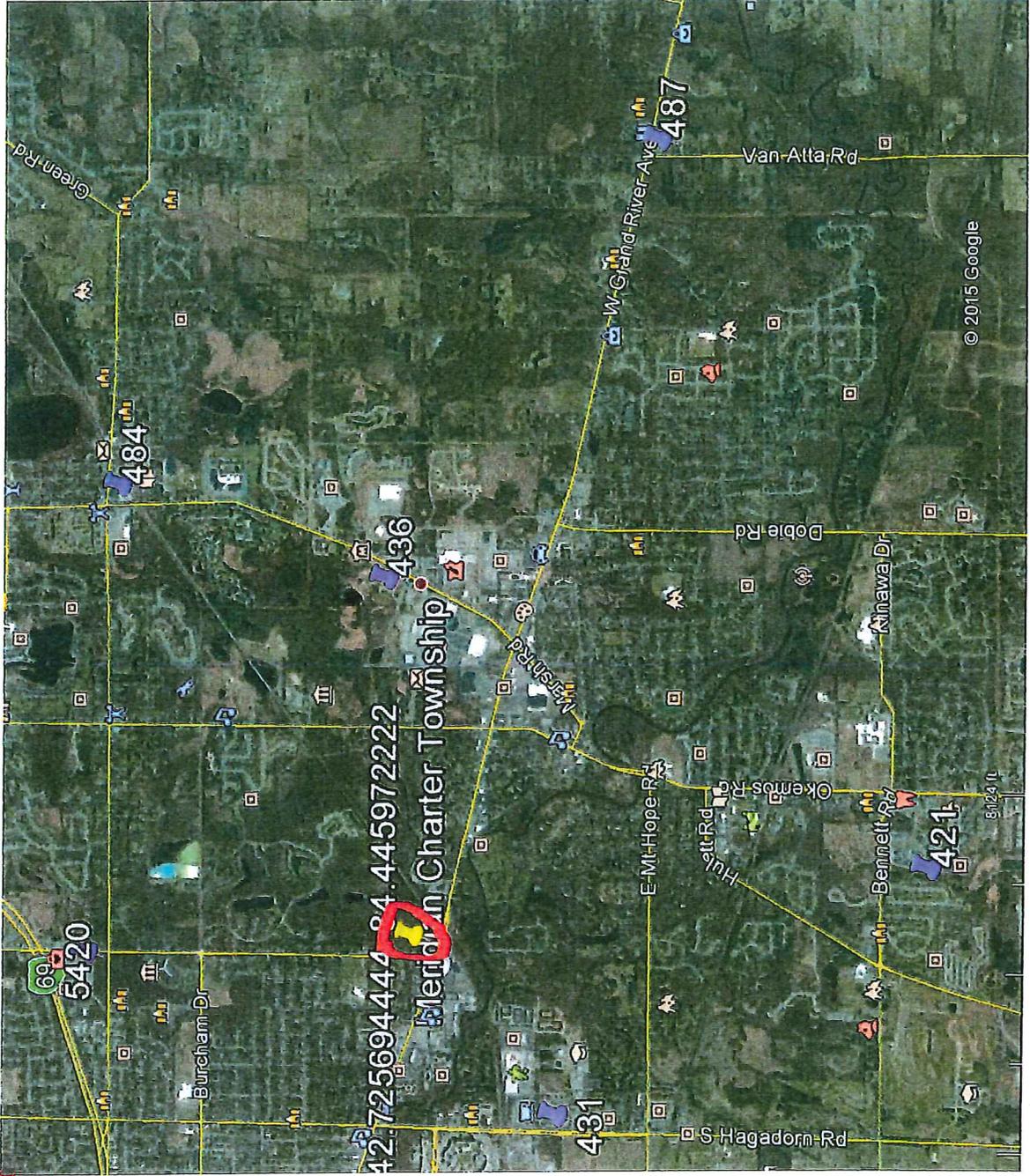
Addresses for the surrounding sites:

0421	Okemos	2379 Club Meridian Drive	Okemos	INGHAM	MI	48864-4505
0431	Okemos II	4660 South Hagadorn Road	East Lansing	INGHAM	MI	48223-5376
0436	Meridian Mall	5151 Marsh Road	Okemos	INGHAM	MI	48864-1104
0484	Haslett	1593 Haslett Road	Haslett	INGHAM	MI	48840
0487	Meridian	705 West Grand River Avenue	Okemos	INGHAM	MI	48864
5420	Lansing NE	5701 Park Lake Road	East Lansing	INGHAM	MI	48823



0473-GRAND RIVER PARK LAKE

- proposed location

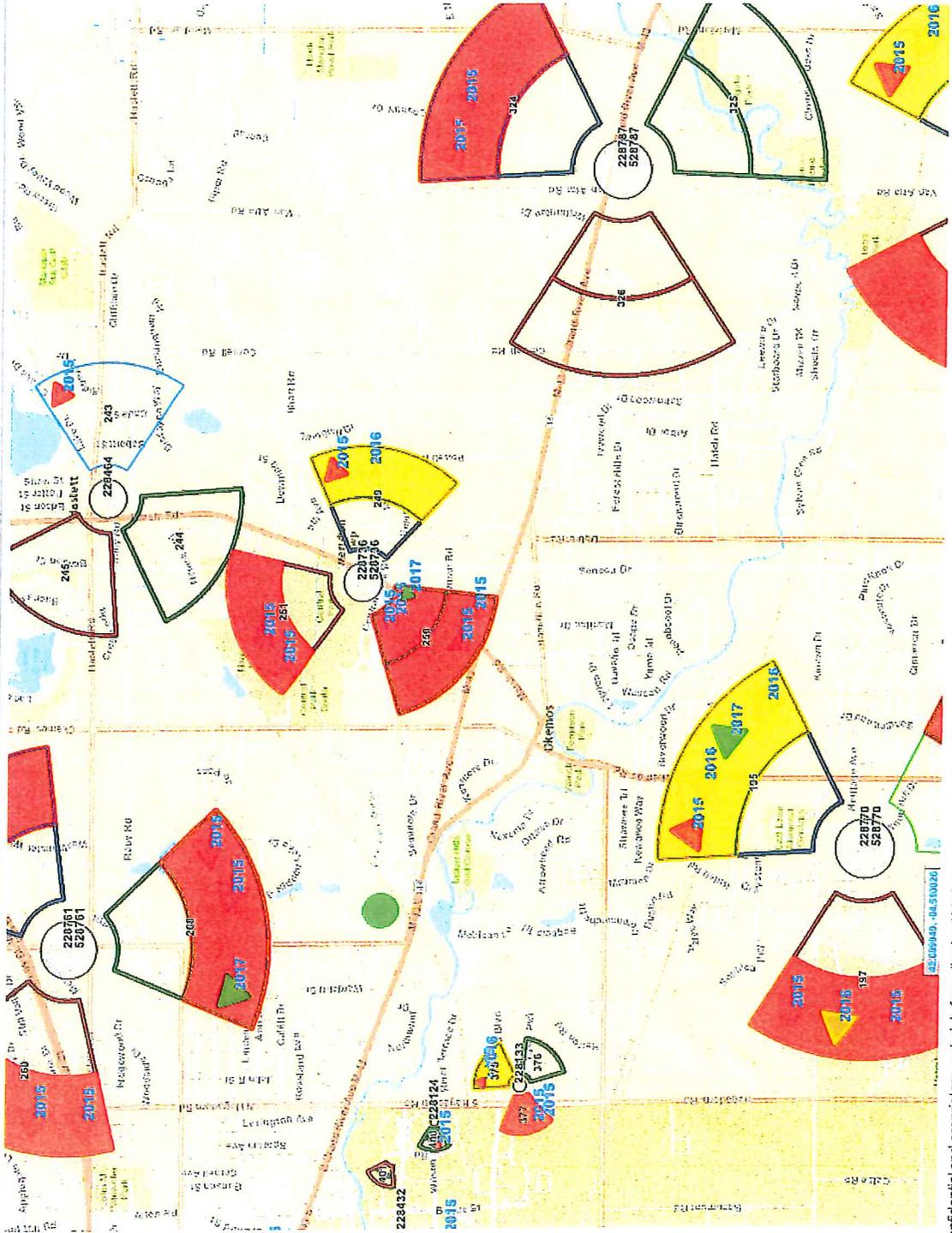




0473-GRAND RIVER PARK LAKE

- surrounding sectors exhaust projection

Range Name	FillColor
2015	Red
2016	Yellow
2017	Green





0473-GRAND RIVER

- raw data for reference

Scenario generated on 6/9/2015

Scenario Settings

Date Range: 05/01/2014 - 05/31/2015

CPT Output: 05/01/2015

Template: Default

Trend Settings

Projected Date: 12/31/2018

Percentile Offset: 90

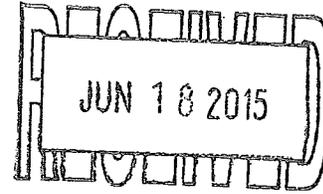
Window Size: 30

Delta Sensitivity: 3

Settings

MaxUsrConn(Conn): ALU/ERC: 5MHz - 85 / 125; 10MHz - 170 / 250; 15MHz - 255 / 375; 20MHz - 340 / 500
 MinUsrTP(Mbps): DenseUrban - 5; Urban - 4; Suburban - 3; Rural - 2

Site Name	Band	Channel	OprBand	TriggerCategory	Headroom	FDV BkUsgNrm	FDV BkUsgAct	FDV BkUsg3rd	FDV Prjtd Usg	FDV Prjtd Usg Sold	FDV Capacity	FDV GrowthRate	FDV ExhaustDate
OKEMOS_II	700-Sngl	5230	13	2	-59.86	4981.59	4927.55	4554.59	17975.365	17975.365	4833	8.8522	12/31/2015
OKEMOS_II	700-Sngl	5230	13	0	423.58	1772.6	1990.19	2116.91	5417.216	5417.216	5566.5	2.44111	-
OKEMOS_II	700-Sngl	5230	13	2	-165.98	5776.43	5677.33	5860.68	13764.417	13764.417	5175	5.26955	12/31/2015
MERIDIAN_MALL	700-Dual	5230	13	54	-108.47	4419.745	4307.88	4719.99	10210.161	10210.161	4315.5	3.85891	12/31/2015
MERIDIAN_MALL	700-Dual	5230	13	1	-22.84	6732.69	6732.69	6732.69	6732.69	6732.69	5481	0	12/31/2015
MERIDIAN_MALL	700-Dual	5230	13	4	-174.46	3008.29	2807.67	3885.08	8522.113	8522.113	3105	3.69297	12/31/2015
LANSING_NE	700-Dual	5230	13	4	-54.72	3722.3	3655.63	3322.68	4490.733	4490.733	2902.5	0.51767	12/31/2015
LANSING_NE	700-Dual	5230	13	54	-24.57	3559.71	3559.71	3559.71	3559.71	3559.71	2857.5	0	12/31/2015
LANSING_NE	700-Dual	5230	13	54	-51.57	4300.907	4210.54	5413.67	5681.643	5681.643	3748.5	0.84743	12/31/2015
OKEMOS	700-Dual	5230	13	54	-53.86	3800.24	4523.63	4255.19	14079.356	14079.356	4968	6.97802	12/31/2015
OKEMOS	700-Dual	5230	13	3	-300.47	5985.2	8946.98	6475.6	23910.804	23910.804	6655.5	12.06367	9/5/2015
OKEMOS	700-Dual	5230	13	4	-244.2	4477.748	4810.65	5088.16	15256.8	15256.8	4432.5	7.37954	12/31/2015
MERIDIAN_MALL_AWS	AWS-Dual	2300	4	0	573.82	5638.27	5638.27	5638.27	5638.27	5638.27	15255	0	-
MERIDIAN_MALL_AWS	AWS-Dual	2300	4	0	-196.56	13536.33	13536.33	14506.6	42355.959	42355.959	27850.5	20.60853	1/27/2017
MERIDIAN_MALL_AWS	AWS-Dual	2300	4	0	124.95	3522.09	3493.45	4321.54	12386.27	12386.27	17784	6.22896	-
LANSING_NE_AWS	AWS-Dual	2300	4	0	629.55	1600.397	1451.47	1747.59	4436.334	4436.334	24201	1.92131	-
LANSING_NE_AWS	AWS-Dual	2300	4	0	447.8	2696.616	2361.77	2695.89	4135.805	4135.805	16420.5	0.75029	-
LANSING_NE_AWS	AWS-Dual	2300	4	0	200.61	3226.404	3038.78	4969.14	11645.149	11645.149	16965	5.80679	-
OKEMOS_AWS	AWS-Dual	2300	4	0	146.06	4210.97	4000.99	6310.88	9419.858	9419.858	20542.5	3.53565	-
OKEMOS_AWS	AWS-Dual	2300	4	0	-1.66	8379.454	8179.12	9419.23	21256.6	21256.6	24754.5	8.9842	-
OKEMOS_AWS	AWS-Dual	2300	4	0	144.34	5502.69	5502.69	5502.69	5502.69	5502.69	17815.5	0	-



JACOBS®

Gail,

In response to your email dated 6/17/15 I am providing the additional information below.

Site number	Site Name	Address	City	State	Zip code	Height	Owner
0421	Okemos	2379 Club Meridian Drive	Okemos	MI	48864-4505	180'	VzW tower
0431	Okemos II	4660 South Hagadorn Road	East Lansing	MI	48223-5376	91'	Rooftop
0436	Meridian Mall	5151 Marsh Road	Okemos	MI	48864-1104	152'	SBA tower at Twp hall
0484	Haslett	1593 Haslett Road	Haslett	MI	48840	150'	VzW tower
0487	Meridian	705 West Grand River Avenue	Okemos	MI	48864	150'	VzW tower
5420	Lansing NE	5701 Park Lake Road	East Lansing	MI	48823	150'	American tower

The above table accounts for all the existing towers in your jurisdiction. The heights shown in the table below are where Verizon Wireless antenna are mounted on these towers.

The goal of the proposed site is to provide better coverage and capacity in the Grand River and Park Lake area between site 5420 to the north, site 436 to the East, site 431 to the southwest and site 421 to the south. These existing sites have sectors (antenna transmit and receive) that are exhausted and or will be projected to be exhausted in the near future. The proposed site will help off load and deal with the exhausted sectors (marked in red and yellow on the map).

There are roof top and in building installations that are handling coverage and capacity to the west on campus and in downtown East Lansing therefore this proposed site will not have an effect in the area.

There are no other existing structures in the Park Lake and Grand River area that are even close to the 90 feet needed to get optimal coverage and capacity in this area. If you notice the heights on the Verizon Wireless is located on existing sites they are all above 90 feet. The rooftop installation at site 431 is the lowest at 91 feet. We always look for co-location opportunities first before proposing a new tower. It is easier for zoning and construction as well as cheaper.

The proposed tower will be designed to accommodate 3 co-locators at any height below 80 feet. Verizon Wireless will provide tower and foundation designs that will indicate that the tower will accommodate 3 co-locators with equipment similar to Verizon Wireless'. This design can not be generated until the tower is ordered. Verizon Wireless does not order towers until zoning approval has been granted.

Sincerely,

Leland Calloway