

GOLDEN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
December 27, 2011  
7:00 P.M.  
GOLDEN TOWNSHIP HALL

1. Meeting called to order at 7:00 p.m. by Robert Fong. The Pledge of Allegiance was recited by all.
2. Roll call: Present; Mitteer, Ferwerda, Fong, Whitney, Hosner, Terryn, Cook & Jake Whelpley, Zoning Administrator. Absent: Fuehring, Wilson.
3. Approval of Agenda:
  - Mitteer motioned to approve the agenda as presented, Ferwerda support, all yes, motion carried.
4. Approval of Minutes from November 29, 2011
  - Motion by Whitney, support by Hosner to approve the minutes of the November 29th Planning Commission meeting as presented. All yes, motion carried.
5. Correspondence: None
6. Zoning Administrator Report:
  - Discussed requirements for septic systems on parcels of less than one acre with Mark Hill from the health department. They are allowed, but special inspections would have to be done. It is a difficult process.
  - Discussed following up on buildings and septic systems to make sure they are up to code. The township has the authority to check them if there has been no activity for 10 years. However, with additions, a permit is not always required. Permits are only required when adding bedrooms and bathrooms.
  - Discussed water quality issues at Silver Lake and how the septic systems may affect this.
  - Discussed Master Plan and zoning issues related to the different areas in the township.
7. New Business:
  - A. B & L Sand Toys Amusement Facility Special Use Public Hearing for communication towers
    1. Open Public Hearing – Robert Fong
    2. Zoning Administrator Presentation – Jake Whelpley
      - Request to install two communication towers. One at 1762 N. 24<sup>th</sup> Ave. would be approximately 70' tall and one at 7944 W. Hazel Rd. would be approximately 120' tall.
      - One of the locations is zoned Resort Residential and the other zoned Resort Commercial. The Resort Residential property will need a Special Use Permit. The petitioners would like to install a communication tower at both locations to help

operate the RC Tracks they plan to build, if approved. At 7944 W. Hazel Road, the tower will be up to 120'. At 1762 N. 24<sup>th</sup>, the tower will be up to 70'.

3. Petitioner Presentation
  - Mike Guy from Sentinel discussed the towers that will be installed. These will be private radios for voice and data transmission. Greater band width and speed than anything Frontier can provide.
4. Correspondence Pro
  - None
5. Correspondence Con
  - None
6. Public Comment Pro
  - None
7. Public Comment Con
  - None
8. Petitioner Comments; Rebuttal
  - None
9. Zoning Administrator Summary
  - None
10. Close Public Hearing
  
11. Deliberation; Finding of Fact using Ordinance Standards form
  - Fong reviewed the Zoning Ordinance.
  - Zoning Ordinance states the towers must be 75% of the height of the tower from any adjoining property line. Must be at least 200' or three times the height of the tower from any residential or family dwelling, whichever is greater.
  - Site Plan must be more specific for many items on the map. The Site Plan must also be drawn to scale.
  - May want to talk to the electric company about the wire that runs above the property on Hazel Road.
  - Original request was for 80'-90' towers.
  
12. Decision;
  - Motion by Whitney, support by Ferwerda to table the request until a more detailed Site Plan can be provided. All yes, motion carried.

B. B & L Sand Toys Amusement Facility Special Use Public Hearing for installing RC tracks at both locations.

1. Open Public Hearing - Fong
  
2. Zoning Administrator Presentation
  
3. Petitioner Presentation

-None

4. Correspondence Pro

5. Correspondence Con

-Bob Henry from the Sierra Sands would like the following to be checked before approving the project:

-That the noise level from the tracks will not violate the Golden Township Noise Ordinance.

-That the Site Plan be in compliance with 13.16 from the Golden Township Zoning Ordinance.

-That the Site Plan be stamped by a Certified Architect.

-Mr. Henry's concern is that the new tracks may increase the amount of water that drains on to his property.

6. Public Comment Pro

-None

7. Public Comment Con

-Ms. VanTassel concerned about the proximity of the tower at 1762 N. 24<sup>th</sup> to her home.

8. Petitioner Comments; Rebuttal

-The cars they will be racing will be less than 85 decibals.

-Would be willing to install a sound barrier if it becomes a problem.

-Stated they plan to respect the quiet hours at Silver Lake.

-Stated staff will be well trained in the business of running a RC track.

9. Zoning Administrator Summary

10. Close Public Hearing

11. Deliberation; Finding of Fact using Ordinance Standards form

-Discussed items that would need to be added to the Site Plan to be complete.

12. Decision;

-Motion by Hosner, support by Whitney to table the request to install RC tracks until a more detailed Site Plan can be provided. All yes, motion carried.

C. Set 2012 Meeting Dates and Times

-Meetings will be the last Tuesday of every month at 7:00pm.

8. Old Business: None

9. Ordinance Amendments & Other Reports

A. Election of Officers

-Motion by Hosner second by Miteer to nominate the current officers again for 2012. All yes, motion carried.

B. Master Plan

-May be available for a Public Hearing in February.

10. Public Comments:

1. Resident requested prior notice from the website when meetings are cancelled.
2. Fong questioned how many spaces are currently allowed at Jellystone Park. Craig Cihak stated he had 200 spaces.
3. Reminded the public that there is a group at Silver Lake addressing the water quality issue. Hosner is the representative from the PC.
4. Fong expressed his appreciation for PC members and the Public for taking the time to help improve Golden Township.

11. Motion by Miteer, second by Hosner to adjourn the meeting at 8:40 pm. All yes, meeting adjourned.

Respectfully Submitted,

Tina Wiegand  
Recording Secretary