

**MINUTES**  
**GOLDEN TOWNSHIP PLANNING COMMISSION**  
**June 26th, 2018**

Meeting called to order at 7:32 P.M. by Chairperson Cook, Pledge of Allegiance recited.

Roll Call: Present; Fong, Walsworth, Coker, Borst, Cook, Zoning Administrator Draper, and Attorney McNeely, Absent: Whelpley, Terryn

Agenda: Cook asked to add B & L Motorsports site plan to the Agenda, all other as is. Motion by Fong to except Agenda with change, 2<sup>nd</sup> by Borst. All AYE

Minutes of the May 29th, 2018 accepted as written. Motion by Walsworth, 2<sup>nd</sup> by Borst. All AYE

No correspondence.

Zoning report: Draper reported that the township had 50 zoning permits to date and 166 rental permits along with some new violation letters sent out and more coming. He also has written numerous violations for zoning. There had been two calls on putting an addition on a park model RV to create a 720 square foot dwelling which he told the people they could not do but he would bring the subject up to the PC. Board.

New Business: Cook opened up the Public Hearing for Grace Adventures/Mastec Network Solutions asking to install a 195 ft. tall AT&T cell tower.

Zoning Administrator Presentation: Draper explained that Mastec came to him in the spring and they took a ride around Golden TWP. to look at possible spots to install a cell tower and they chose Grace Adventures.

Petitioner Presentation: Andy Fitz from Mastec Network explained that Grace gave the OK to put a 195 ft. so that it did not have to have a light on the tower. He explained how coverage works with the tower in an area and this spot would work best with the dunes and Silver Lake area. He said that the tower would be between the Grace maintenance building and the Amerigas bulk LP tanks.

Correspondence Pro: Terry and Margaret Dowker: They state that they are in favor but would like to see a mono pine setup.

Correspondence Con: None

Public comment Pro: Raelyn Nardini from B & L Motorsports said that the cell phone use at her store was useless and they would love the service both there and on the dunes.

Public comment Con: Mark Borst questioned a tower being in that area stating that a tower had been proposed in the past for B & L and it was turned down, why have one now. Also there is a 195 ft. tower with a 4 ft. triangle on top and will be a visual eye sore from the dunes.

Tom Hartman: He was questioning the fall radius to obstacles and coverage.

Jane Beaudoin: How many towers does the township need.

Petitioner Rebuttal: He explained that the mono pine coverage on the tower would prohibit the reception and the look would be taller than the other trees and would look

different. He said that as far as the fall radius goes it would be 400 ft. or more from the maintenance building, roads, and 700 ft. from the bulk LP tanks. The coverage for AT&T will improve immensely and will serve a valuable purpose. The looks are a thing that has become normal in America with towers, windmills, ect.

The owner of the tower will be AT&T and installed by Mastec Network Solutions with Andy Fitz as the reprehensive.

Zoning Administrator summary: It meets all requirements of the township zoning.

Cook closed the Public Hearing.

Borst: questioned the coverage to the lighthouse?

Fitz: It will have coverage.

Walsworth: asked what the tower is made?

Fitz: It will be a steel monopole and with stand up to 90 miles an hour winds.

Coker: Did you check other areas in the township?

Fitz: Yes we did and AT&T rejected them stating that they felt this was the best place available.

Fong: Made a comment that it does not look good but we need them.

Cook: Thought that more of the public would have been involved with this situation.

Walsworth: We need to do this for the public.

Coker: asked about decommission?

Fitz: It is in the lease to bring it back to its original state.

Cook asked for a copy from Grace Adventures.

Cook asked when construction would start?

Fitz: Fall of 2018 to spring of 2019.

Site Plan approval standards:

1. Yes. ALL AYE
2. Yes. ALL AYE
3. Yes. ALL AYE
4. NA.
5. NA.
6. Yes. ALL AYE
7. Yes. ALL AYE
8. NA.
9. Yes. ALL AYE – no FFA finding of indications.

All of the tower area and drive to the tower must remain clear of snow and debris for emergency vehicles per Planning Commission.

Motion by Cook to approve Site Plan with condition that the building of the tower be finished within 24 months from June 26<sup>th</sup>, 2018. 2<sup>nd</sup> by Borst. ALL AYE

Special Use Application:

1. Yes. ALL AYE
2. Yes. ALL AYE
3. Yes. ALL AYE
4. Yes. ALL AYE

5. NA.
6. NA.
7. Yes. ALL AYE
8. Yes. ALL AYE
9. NA.
10. Yes. ALL AYE
11. Yes. ALL AYE

Fong motioned to approve Special Use and recommend to the Golden Township Board with condition for all property personal or real to be taxed on all property leased or owned by AT&T or any other entity for cell tower. 2<sup>nd</sup> by Walsworth. ALL AYE.

New Business: B & L Motorsports Site Plan Review.

Patricia Nardini from B & L Motorsports is asking to add food service to their existing business.

Draper explained that he sent them a violation for serving food without permission from the Planning Commission and required B & L to submit the old site plan and that they would have to submit a new one in the near future.

Nardini said that they would be cooking on a smoker/grill and serving food outside and receiving the money through a garage door to the inside of the building, and she also submitted the state permit that she has already received.

Draper stated that the parking would be in front but also people would be walking over from the dune parking lot.

Fong suggested to expedite this so that she could continue to sell food.

Site plan Review:

1. Yes – All AYE
2. NA
3. NA
4. NA
5. NA
6. NA
7. Yes – All AYE
8. Yes – All AYE
9. Yes – All AYE

Borst made a motion to allow the food service as shown with a condition of B & L Motorsports to supply the township with an up dated site plan showing the food service area. 2<sup>nd</sup> by Fong – All AYE

No old business.

Signs committee did not meet – no report

Dangerous buildings committee did not meet – no report

Master Plan update:

Stephan Carlson suggested that we set a date for the first Public Hearing. Cook made a motion to have the first Public Hearing at the next Planning Commission meeting in July. Borst 2<sup>nd</sup> - All AYE.

Cook will be the second contact for Carlson.

The PC board has suggested that they have a booth for public comment at the Apple Fest.

Public Comments:

Tom Hartman asked about the fiber optic and where it comes from? Answer Hart

Mark Borst asked about taxes on the easement to the AT&T tower.

Jane Beaudion asked about restrooms at B&L for the food. Answer they have handicap bathrooms.

Cook closed the PC meeting at 9:26 pm.

Secretary:  
Rob Draper