

**TOWNSHIP PLANNING COMMISSION MEETING  
47275 SUGARBUSH ROAD, CHESTERFIELD, MICHIGAN  
FEBRUARY 9, 2016 7:00 P.M.**

The Sub Committee will begin at 6:30 P.M. Petitioners applying for Site Plan, Special Land Use Approval,

And Sign Applications must attend meetings.

1. Call to order.
2. Roll call.
3. Approval of the Agenda.
4. Sub Committee Report. (Committee will report on items under Reviews)
5. **PUBLIC HEARINGS:**
  - A. **SPECIAL LAND USE: #2015-15:** Jonathan Crane for Briggs Industries, 1126 N. Main St., Rochester, MI 48307. Proposed new Verizon Cellular Communications Tower located at 54145 Bates Rd., South of 25 Mile on the West side of Bates. **Public Hearing was re-published and re-mailed for this date.**
  - B. **SPECIAL LAND USE #2016-02:** Giffels Webster, 6303 26 Mile Rd., Washington, MI 48094. Request is for a Chemical Addition Station, proposed under-ground tanks to correct a moderate to severe corrosion to the Lakeshore Interceptor, located on the South side of 21 Mile, East of Sugarbush Rd. Public Hearing set on January 12, 2016.
6. **REVIEWS:**
  - A. **PUBLIC HEARING TO AMEND CHAPTER 76-ZONING ORDINANCE:** Public Hearing is to adopt and amend a new Section, #76-99, Temporary Structures. Set Public Hearing for March 15, 2016.
  - B. **SIGN REVIEW #2016-12:** Macomb County Wastewater Disposal District, 21777 Dunham Rd., Clinton Twp., MI 48036. Proposed new ground sign located on the South side of 21 Mile Road, East of Sugarbush, Tabled 1-26-2016.
  - C. **SIGN REVIEW #2016-15:** MLS Signs Inc., 25733 D'Hondt Ct., Chesterfield, MI 48051. Proposed wall sign resurface located at 25975 N. Knollwood Dr., Chesterfield for Nesco Resource.
  - D. **SIGN REVIEW #2016-16:** Phillips Sign & Lighting, 40920 Executive Dr., Harrison Twp., MI 48045. Proposed pylon renovation located at 47011 21 Mile Road for a FreeStar Financial Credit Union.
  - E. **SIGN REVIEW #2016-17:** Phillips Sign & Lighting, 40920 Executive Dr., Harrison Twp., MI 48045. Proposed new wall sign located at 47011 21 Mile Road for FreeStar Financial Credit Union.
  - F. **SIGN REVIEW #2016-18:** Sign Fabricators, Inc., 43984 Groesbeck, Clinton Twp., MI 48036. Proposed new wall sign located at 50750 Gratiot for Size-UP- Supplements.
  - G. **SITE PLAN #2016-05:** Taco Bell Revised from approved SLU, WT Development, 10223 E. Cherry Bend Road, Traverse City, MI 49694. Revisions to approved SLU located at 34626 23 Mile Road.
  - H. **PLYMOUTH VILLAGE PUD #2013-19:** (Final Review) Leone Companies 49212 Van Dyke, Shelby Twp., MI 48315. Proposed multi Family lots located in Plymouth Village II, located on the East side of Gratiot, North of Hickey Road. Tabled 10-13-15.
7. Approval of Minutes of prior Meetings.
8. Communications.
9. Old Business.
10. New Business.
  - A. **REZONING #334:** D & P Homes, Inc., 35054 23 Mile Road, New Baltimore, MI 48047. Proposed rezoning located on the South side of Cotton Road, East of Donner from R2 (Two Family Residential) to R-1-C (Single Family Residential) set Public Hearing for March 15, 2016.
11. Planners Report:
  - A. **ADMINISTRATIVE REQUEST #155:** Jeff Bianchini, 50413 Central Industrial Drive, Shelby Twp., MI 48315. Request approval for two outdoor cooling towers located at 50300-50320 Patricia. Tabled on January 26, 2016.
12. Comments from the floor allowed by the Commission on non-agenda items.
13. Proposals for next agenda.
14. Adjournment.....

**THE NEXT MEETING OF CHESTERFIELD PLANNING COMMISSION WILL BE  
FEBRUAR 23, 2016 AT 7:00 P.M. AGENDA CLOSSES AT NOON FEBRUARY 11, 2016.**



JONATHAN R. CRANE P.C.  
1126 N. MAIN ST.  
ROCHESTER, MI 48307

JONATHAN R. CRANE  
BENJAMIN S. HERRICK

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January 29, 2016

**Via Federal Express**

Planning Department  
Chesterfield Township  
47275 Sugarbrush Road  
Chesterfield, MI 48047

Re: Communications Tower  
54145 Bates Road  
Our File No. JC4049-15

Dear Sirs:

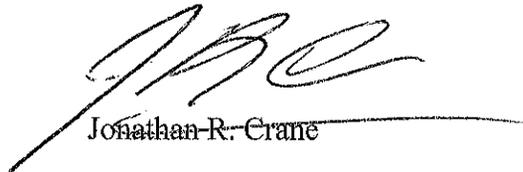
Pursuant to the requests of the Planning Commission and on behalf of the Applicant, TowerCo, we are pleased to send you the following supplementary information:

- Structural letter regarding antenna setback
- Tom J. Keith report of impact of cell towers on surrounding properties

We trust that this information can be shared with the Planning Commission and used to finalize their approval of this most appropriate development on the light industrially zoned parcel owned by Briggs Industries.

Very truly yours,

JONATHAN R. CRANE P.C.



Jonathan R. Crane

enclosures

cc: Patrick Meagher

January 19, 2016

Ms. Amanda V. Fry (Adams)  
Director of Operations  
TowerCo

RE: Proposed 173' Sabre Monopole for MI0298 Chesterfield & 25 Mile, MI

Dear Ms. Fry (Adams),

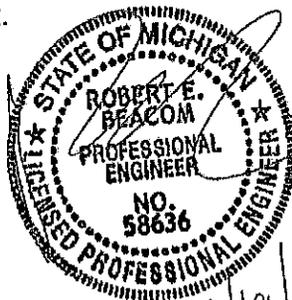
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 90 mph with no ice and 40 mph with 1" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas". The design will also meet all other applicable building codes.

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 125%. Therefore, the monopole will not fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the failure would be within the upper portion of the monopole shaft. The monopole would buckle at the location of the highest combined stress ratio within the upper portion of the monopole shaft. This would result in the portion of the monopole above "folding over" onto the portion below, essentially collapsing on itself. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** In the unlikely event of total separation, this would result in the portion above collapsing within a radius of 30 feet.

Sincerely,

Robert E. Beacom, P.E., S.E.  
Senior Design Engineer



**Impact of Cell Tower on Surrounding Properties**  
**By Tom J. Keith & Associates, Inc.**

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The following pages illustrate how to quantify the impact of a cell tower on surrounding properties. Property values surrounding several towers are studied in order to quantify the impact.

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# Tower #306527



**Address:** 5409 Spence Farm Rd.  
**City:** Holly Springs  
**State:** North Carolina  
**Zip Code:** 27540  
**Latitude:** 35 - 36 - 22.6 N 35.60627  
**Longitude:** 78 - 49 - 33.2 W -78.8259

## SITE SPECS

**MTA:** Charlotte-Raleigh  
**BTA:** Raleigh-Durham, NC  
**MSA/RSA:** Raleigh, NC  
**Ground Elevation AMSL:** 0.0 ft.  
**Datum:** NAD83  
**County:** WAKE  
**Region:** USA  
**Comments:**  
**Driving Instructions:** Take US1 South to exit 95. Make left @ stop light. Go 9 miles make right on to Old Powell Road for 1 mile. Turn left onto Spencer Farm Road, @ intersection of Spencer Farm Road and Commission make left (infront of brick house) site is behind hous .3m

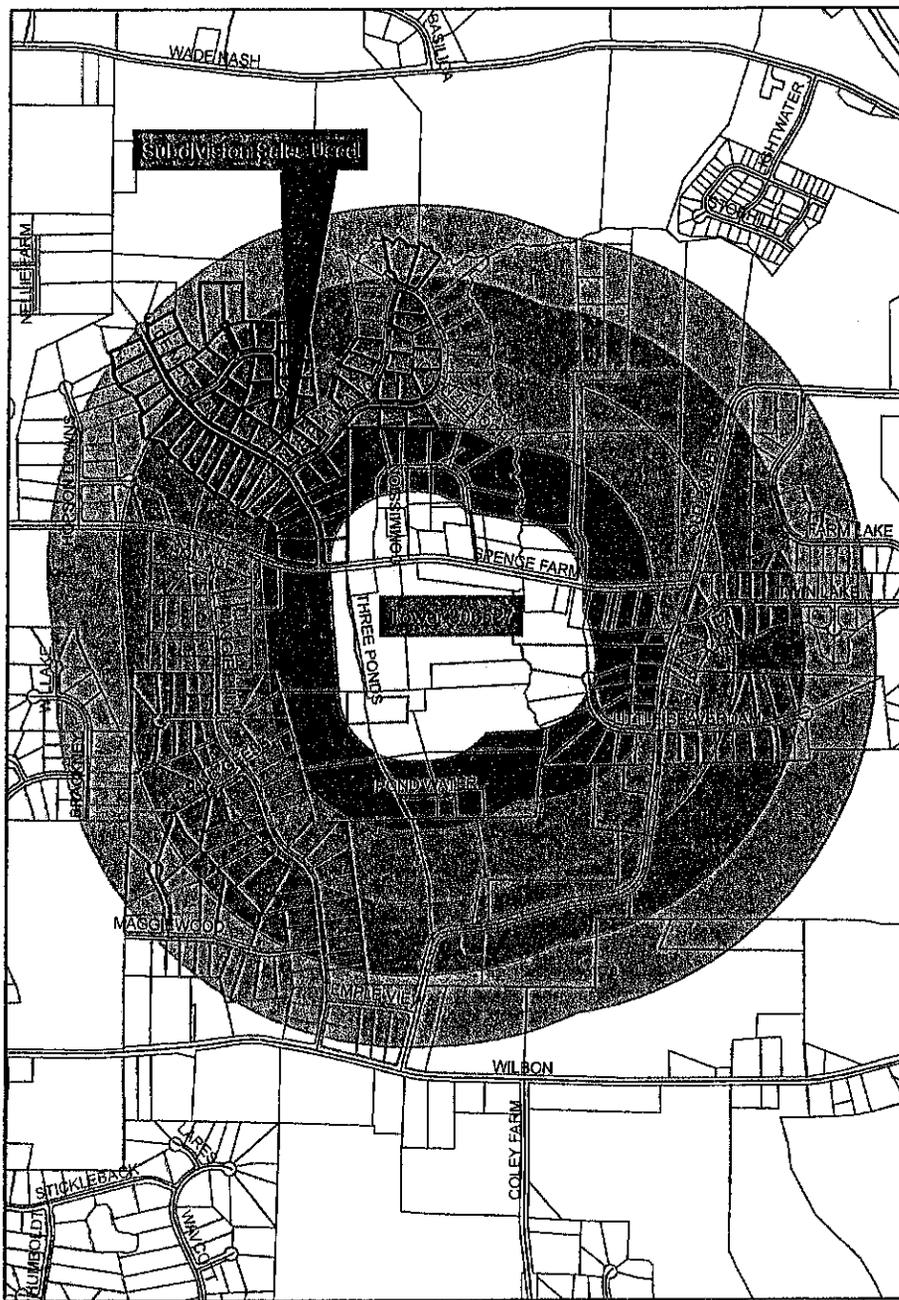
## UTILITY INFORMATION

**Telco Provider:**  
**Power Provider:** --No Business Entered--

## TOWER DATA

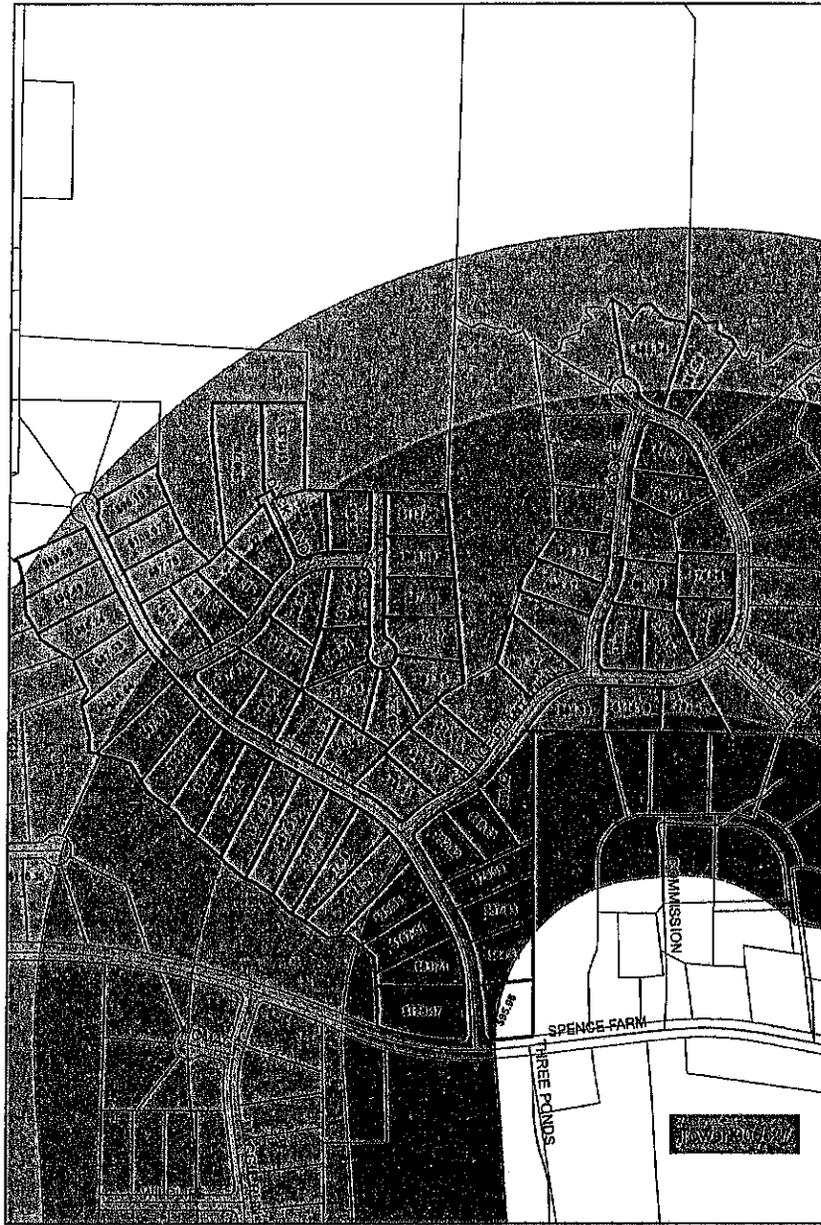
**Tower Number:** 306527  
**Structure Height (AGL):** 285 ft.  
**Structure Height (AMSL):** 285 ft.  
**Clearance:** 10 ft.  
**Total Height (AMSL):** 295 ft.  
**Type:** Self Support  
**FAA #:** 2003-ASO-5007-OE  
**FCC #:** 1046859  
**Tower Status:** Active

# Tower #306527



**Location of Sales within Buffer Rings of Tower Site**

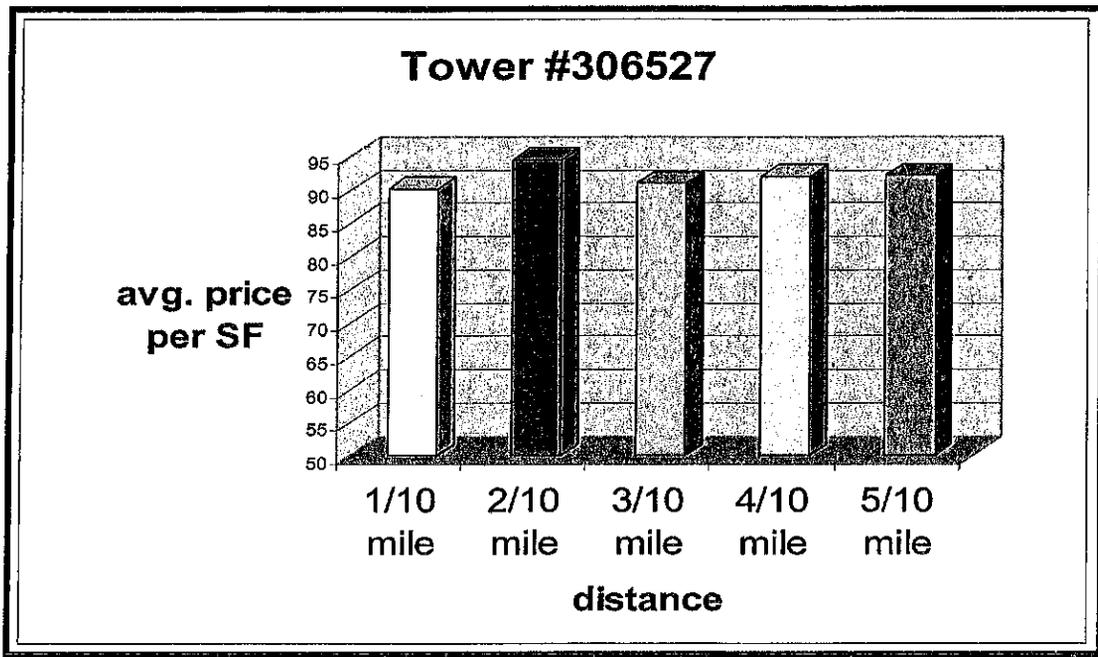
# Tower #306527



**Subdivision Sales Analyzed From Tower Site**

**WAKE COUNTY TOWER #306527  
AVERAGE SALES PRICE PER SF**

Buffer Ring 1 1/10 Mile from Tower Site	Buffer Ring 2 2/10 Mile from Tower Site	Buffer Ring 3 3/10 Mile from Tower Site	Buffer Ring 4 4/10 Mile from Tower Site	Buffer Ring 5 5/10 Mile from Tower Site
\$ 95.96	\$ 89.42	\$ 79.29 \$ 92.24	\$ 85.76 \$ 104.17	\$ 81.56
\$ 84.51	\$ 89.63	\$ 85.82 \$ 92.45	\$ 94.74 \$ 101.85	\$ 85.54
	\$ 92.82	\$ 97.39 \$ 86.46	\$ 93.01 \$ 89.81	\$ 111.33
	\$ 79.99	\$ 83.05 \$ 85.99	\$ 113.06 \$ 86.08	\$ 90.76
	\$ 87.63	\$ 86.18 \$ 84.85	\$ 93.49 \$ 85.96	\$ 96.15
	\$ 126.17	\$ 98.57 \$ 85.36	\$ 97.50 \$ 87.83	\$ 109.97
	\$ 81.71	\$ 97.47 \$ 85.47	\$ 91.99 \$ 80.65	\$ 87.75
	\$ 107.91	\$ 94.80 \$ 101.68	\$ 83.43 \$ 87.80	\$ 89.59
	\$ 95.93	\$ 114.09 \$ 87.31	\$ 81.27 \$ 96.72	\$ 90.49
		\$ 94.30 \$ 89.61	\$ 103.16 \$ 82.40	\$ 86.24
		\$ 87.27 \$ 87.03	\$ 85.55 \$ 89.82	\$ 87.53
		\$ 91.53 \$ 91.59		\$ 88.64
<b>\$90.24</b>	<b>\$94.61</b>	<b>\$90.96</b>	<b>\$92.09</b>	<b>\$92.13</b>



As you will note we have averaged the price per square foot for dwellings located within each of the buffer rings.

Buffer Ring 1=	\$ 90.24
Buffer Ring 2=	\$ 94.61
Buffer Ring 3=	\$ 90.96
Buffer Ring 4=	\$ 92.09
Buffer Ring 5=	\$ 92.13

As you can observe from the charts and data above for tower #306527, there does not appear to be any significant or consistent change in value from the properties located in each buffer ring. Buffer ring one had a value of 90.24, which rises in buffer ring two to \$94.61. This rise could be of consideration until the fall in value of buffer ring three with \$90.96. Buffer ring four has a slight increase in value to \$92.09. The values rise and fall as you move out from ring one to ring five, concluding that the tower does not affect the value of the properties as distance increases from tower.