EMMET COUNTY PLANNING COMMISSION
REGULAR MEETING

December 4, 2014
Emmet County Office of Planning, Zoning, and Construction Resources
SPECIAL USE PERMIT

Metal Recycling

APPLICANT REQUESTED

POSTPONEMENT

1415 Cedar Valley Road

Section 10, BEAR CREEK TOWNSHIP
Originally Proposed Site Plan
Revised Site Plan
PROPOSED OFFICE & STORAGE BUILDING - 40'x80' for DANIEL'S PIG & DIG

PROPOSED STORAGE BUILDING - 30'x80' for NON-FERROUS METALS (Copper, Brass, Aluminum) (This Year)

PERSONAL/BUSINESS STORAGE, TRAILERS, DUMP TRUCKS, EMPLOYEE PKG.

EX. DITCH to CHANNEL WATER AROUND PERSONAL/BUSINESS STORAGE AREA
PROPOSED TIN/STEEL COLLECTION & TORCHING AREA, +/- 20,000 sq ft
+/- 30' BELOW GRADE

PROPOSED DRAIN SYSTEM for CARS
(See Details Submitted Separately)

PROPOSED ACCESS ROAD to TIN/STEEL
(Width as Needed, Min 12' Wide)

PROPOSED 1' TALL EVERGREEN
@ 10' O.C., 30 Es,
TREES TO BE PLANTED AFTER
THE BANK IS RECLAIMED
Revised Site Plan
2. CASE 20-14
EMMET COUNTY PLANNING COMMISSION

Text Amendment
Section 2102-2

SECOND HEARING
Title and additional sentence proposed changes:

2. COMMERCIAL TELEVISION AND RADIO TOWERS AND PUBLIC UTILITY MICROWAVES AND PUBLIC UTILITY T.V. TRANSMITTING TOWERS, PERSONAL WIRELESS COMMUNICATION FACILITIES, AND INTERNET BASED COMMUNICATION FACILITIES.

All towers regulated herein shall have clearly visible identification of purpose, ownership, and emergency contact information.
Proposed change to be consistent with WES height

c. The tower does not exceed a height of 60 feet above the natural grade.

A private or individual television/radio tower that exceeds 60 feet above the natural grade may be approved by the Planning Commission, after a public hearing, if the tower meets the conditions set forth in (C)1) a. and b. above, and if it is determined that the tower height in excess of 60 feet above the natural grade is necessary to reasonably accommodate amateur communications.
D) An internet tower may be permitted in any zoning district by the Zoning Administrator subject to the following conditions:

a. The tower shall be so constructed and placed that there is no danger of the structure falling on adjacent properties or off premises electric power lines.

b. The operation of any such facilities shall not interfere with normal radio/television reception in the area.

c. The tower does not exceed a height of 60 feet above the natural grade.

d. The tower circumference does not exceed 18 inches.

e. An affidavit of use identifying the tower as a personal use tower (to be used solely by the owner and/or occupant of the property) shall be recorded with the Register of Deeds prior to issuance of a zoning permit.

An internet tower that exceeds 60 feet above the natural grade may be approved by the Planning Commission, after a public hearing, if the tower meets the conditions set forth in 2) a. and b. above, and if it is determined that the tower height in excess of 60 feet above the natural grade is necessary to reasonably accommodate internet service needs. If visible from a public road, the Planning Commission may require screening.
Comments

- Wawatam Township recommended approval.
- Springvale Township recommended approval.
- Maple River Township recommended approval.
- Carp Lake Township has no comment.
- Friendship Township proposed different text.
D) The following standards will be required for towers established for the primary purpose of providing Wireless Internet Communication Facilities:

1) The tower may be permitted in any zoning district subject to the following conditions:
   a. The tower shall be constructed and placed so that there is no danger to adjacent structures or off premises utilities, and setback from the adjacent property lines at least one and a half times the height of the tower.
   b. The operation of any facilities on the tower shall not interfere with normal radio/television reception in the area.
   c. If visible from a public road, the applicant may be required to provide screening.
   d. An 8’ Climbing Barrier is required.
   e. Tower guys and ground attachment points shall be clearly marked with Guy Guards.
   f. If the tower is of the Rohn 25, American Tower 25 type or similar, with 12” triangular design then tower circumference shall not exceed 40 inches.
   g. The applicant shall demonstrate the results of co-location efforts on other towers.
   h. The applicant shall agree to permit co-location by others on the subject tower, subject to capacity and weight restrictions of the tower.
   i. A copy of the Structural Engineering document or manufacturing specifications shall be on file with the zoning administrator.
   j. Any lease on the tower shall be on file with the Zoning administrator and include a provision for tower removal upon abandonment.

2) Towers to be located in all zoning districts may be permitted by the Zoning Administrator subject to the following:
   a) The tower does not exceed a height of 130 feet above the natural grade when located in shielding vegetation. For this purpose, vegetation is considered to be Forest.
   b) The tower does not exceed a height of 75 feet in non-vegetated areas or areas in which the entire tower is visible from a public road.
Towers on Stutsmanville Rd
SPECIAL USE PERMIT
Contractor’s Use &
Level III Mining expansion
TOWNSHIP REQUESTED
POSTPONEMENT

Wressel Road
Section 23, FRIENDSHIP TOWNSHIP

3. CASE 105A-92
JASON SADDISON
OTHER BUSINESS

- Zoning Ordinance, Overall
  - Definitions
  - Zoning Districts
- Enforcement Report
- Meeting Dates
Zoning Ordinance Proposals

Change verbiage: P = Permitted by Right and S = Permitted with a Special Use Permit

R-1 proposals:
Eliminate A and B –
- Added the use: Fitness and Recreational Sports Centers as a SUP (REMOVE??)
- Accessory Dwelling Unit (ADU) as a Permitted by right use
- Consider: Changing Historical restoration…to a “P”.
- Consider: change Setbacks on Minimum Side Yard to apply to commercial uses only (former footnote e) from Schedule of Regulations.
- Consider: Add heading for Residential
Zoning Ordinance Proposals

R-2 proposals:
- Consider: change Setbacks on Minimum Side Yard to apply to commercial uses only (former footnote e) from Schedule of Regulations.
- Add ADU as a “P”
- Add the following uses as “S”
  - Cash Advance Stores
  - Electronic & Precision Equipment repair and maintenance
  - Professional Cleaning Services
  - TV/Radio Broadcast stations (no tower)
  - Sanitary Landfills (REMOVE)
Zoning Ordinance Proposals

RR & SR proposals:
- Add ADU as a “P”
- Consider: change Setbacks on Minimum Side Yard to apply to commercial uses only (former footnote e) from Schedule of Regulations.
Zoning Ordinance Proposals

FF-1 proposals:
- Consider: change Setbacks on Minimum Side Yard to apply to commercial uses only (former footnote e) from Schedule of Regulations.
- Add ADU as a “P”
- Add the following uses as “S”
  - Bed & Breakfast
  - Archery Range
  - Need to add Salvage Yard, Metal Recycling & Scrap
2015 PC Mtg Dates to review

Emmet County Planning Commission
- Thursday, January 01, 2015
- Thursday, February 05, 2015
- Thursday, March 05, 2015
- Thursday, April 02, 2015
- Thursday, May 07, 2015
- Thursday, June 04, 2015
- Thursday, July 02, 2015
- Thursday, August 06, 2015
- Thursday, September 03, 2015
- Thursday, October 01, 2015
- Thursday, November 05, 2015
- Thursday, December 03, 2015