Emmet County
Planning Commission
Regular Meeting

November 6, 2014
Emmet County Office of Planning, Zoning, and Construction Resources
1. Case 16B-05
DWD Metal N’ Recycle Inc
Dale W Daniels

SPECIAL USE PERMIT
Metal Recycling

APPLICANT REQUESTED POSTPONEMENT FOR 2 MONTHS

1415 Cedar Valley Road
Section 10, BEAR CREEK TOWNSHIP
2. Case 21-14
Katie Juday

SPECIAL USE PERMIT
Home Occupation
Pet Grooming & Photography
4528 E Brutus Rd
Section 29, MAPLE RIVER TOWNSHIP
Aerial
Plot Plan
Access from Brutus Rd
Facts:

• The property is approximately 18 acres (300’x2640’), zoned FF-2 Farm and Forest.
• Request for a Dog Grooming and Photography business from the residence.
• House is setback from the road approximately 400’.
• Adjacent parcels all zoned FF-2.
• The property has trees providing screening of the house from the road.
• Hours proposed M-F 9-5; by appointment only.
• 8-10 vehicle trips per day expected.
• Using existing access from E Brutus Rd.
• Township recommended approval.
Plot Plan
Plot Plan
3. Case 22-14 Cherry Capital Connection LLC for Seth Thornton

Special Use Permit-Internet Tower
Commercial Use
4761 Fisher Road
Section 14, FRIENDSHIP TOWNSHIP
Location
Aerial
Facts:

• The property is approximately 7.5 acres, zoned FF-2 Farm and Forest.
• Request for a 130' internet tower.
• Tower is setback 300' from front property line; 159' from west and east property lines; and 480' from south property line. 100% fall zone standard met from all property lines.
• Adjacent parcels all zoned FF-2 and used for residential purpose.
• The property has trees providing screening limiting view of the tower from any direction.
• Guy wires and anchors meet setback requirements.
• No Soil Erosion permit required.
• Township recommended approval.
4. Case 23-14 Cherry Capital Connection LLC for Vernon Hiar
Special Use Permit-Internet Tower
Personal Use
7607 Hiar Rd
Section 30, CARP LAKE TOWNSHIP
Location
Aerial
Site plan
Facts:

• The property is approx. 40 acres, zoned FF-2 Farm and Forest.
• Adjacent parcels zoned FF-2 – rural large acreage lots. Adjacent uses are residential, agricultural, and forested land.
• The property has limited screening but has rolling terrain. The tower will be visible to those traveling on the road from south to north, but likely from few other vantage points.
• Proposal is a 130’ internet tower for one user.
• 100% fall zone standards met from all property lines.
• Guy wires and anchors meet setback requirements.
• No Soil Erosion permit required.
• Township recommended approval.
• No information regarding anti-climbing devices or co-location provided.
5. Case 43A-05 OQO Land LLC

Site Plan Review – Construction within the Shoreline Bluff Protection Zone

4010 S Lake Shore Dr

Section 30, FRIENDSHIP TOWNSHIP
Location
Aerial
Site plan

• Review in the Shoreline Bluff Protection Zone

• Proposal to replace burned/destroyed dwelling

• No earth disturbance proposed.

• Sealed plan received.

• Township recommended approval.
Site plan
6. Case 20-14
EMMET COUNTY PLANNING COMMISSION

Text Amendment
Section 2102-2

FIRST HEARING
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
OTHER BUSINESS

• Emmet County Master Plan 2014 - Review – Resolution for Consideration
• Zoning Ordinance, Overall
  – Definitions
  – Zoning Districts
• Enforcement Report
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