May 3, 2012
Emmet County Office of Planning, Zoning, and Construction Resources
CASES FROM PREVIOUS MEETING
1. Case #3-12 SPECIAL USE PERMIT-480’ Tower

- Applicant: Lakeland Tower Leasing
- Township: Readmond
- Address: 1182 Johnston Rd, Section 29
Applicant has requested adjournment until the next regular meeting to allow them time to pursue the co-location possibilities with the Michigan State Police towers.

Next regular Planning Commission meeting is scheduled for June 7, 2012 at 7:30 PM.
Site Plan

SOUTHWEST CORNER, SECTION 29,
TOWN 37 NORTH, RANGE 6 WEST

PROPERTY LINE

+1319'

+946'
+391'

PROPOSED TOWER

+357'

PROPOSED
UTILITY ESMT

PROPOSED
600'x600'
TOWER EASEMENT

PROPOSED
ACCESS/UTILITY
EASEMENT

ROBINSON RD.

+895'

+885'

+896'

+297'

+132'

+967'

+560'

+600'

HOUSE
Site Plan at tower base

TOWER NOTE:
PROPOSED TOWER SHALL BE CAPABLE OF SUPPORTING MULTIPLE FUTURE CARRIER ANTENNA ARRAYS AND ASSOCIATED APPURTENANCES. LOCATION AND QUANTITY OF FUTURE ANTENNA ARRAYS ON TOWER SHALL BE APPROVED BY STRUCTURAL ENGINEER AND TOWER OWNER.
Property is located on the NE corner of Robinson Rd and Johnston Rd.

Property is zoned FF-2 Farm and Forest.

Property is mostly open field land.

Request is for a 480' tower facility to be used for radio and communications.

Complete staff report provided.

Letters of opposition.

Letters of interest in collocation.

Township recommended “rejection of application”.

New information – letter of support, two letters of objection

Revised draft motions
Views of vicinity
Views toward north
Views to north and east
Views

From Johnston Road

From Robinson Road
Notation from Master Plan: Chapter 9 (9.4 Mapped Land Uses)
The categories illustrated are generalized boundaries not meant to be a precise delineation of blocks or property lines…
Must:

- Approve, Approve with conditions, or deny with reasons given
- If all SUP standards are met, approval must be granted
- If all SUP standards have not been met, the Planning Commission has the authority to approve with conditions (related to the Zoning Ordinance standards); or deny
NEW CASES
2. Case #7C-96 SPECIAL USE PERMIT - Outdoor Display Lot

- Applicant: Ken Schoenberg
- Township: Bear Creek
- Address: 1860 N US 31 Hwy, Section 26
Property is located on the south side of US-31.
Property zoned B-2 General Business.
Request to operate an outdoor display lot for docks and accessories.
No building additions proposed.
Fire Department approved.
No physical changes to the site are proposed.
Township recommended approval.
Site visit conducted since township meeting – adequate deciduous trees exist, lighting to be adjusted to face downward, dumpster to be moved and screened.
Proposed Site Plan
3. Case #6-12 SPECIAL USE PERMIT - Accessory building as main use

- Applicant: Frank Biehl
- Township: Springvale
- Address: 10970 E. Mitchell Rd, Section 24
DESCRIPTION OF PROPERTY
A part of the NW 1/4 of Section 24, T36N, R4W, Springvale Township, Emmet County, Michigan and described as: Commencing at the NW corner of Section 24; thence S00°00'E 333.00 feet along the west line of Section 24 for a POINT OF BEGINNING; thence continuing S89°39'35"W 1191.00 feet along the west line of Section 24; thence N9°59'21"E 2631.26 feet to the N1/4 line of Section 24 and in the centerline of Mitchell Road; thence N89°22'28"W 180.00 feet along the N1/4 line of Section 24 and in the centerline of Mitchell Road; thence S89°39'35"W 1216.90 feet; thence N90°28'44"W 360.00 feet; thence S89°31'21"W 1318.08 feet to the POINT OF BEGINNING. Containing 2.317,308 square feet or 0.51961 acres, more or less.

Subject to restrictions, reservations, and easements, if any.

Property Address: 10970 E. Mitchell Rd.
Tax ID #: 24-14-20-24-100-015
Zoned: Farm-Forest 2
Located in: Springvale Township

Plan prepared by: Frank Blahnt
4031 Parker
Davison, MI 48423
248-607-0910

4-3-2012
Other Business

• Enforcement Report

• Placemaking Summit

• Minor Modifications (administratively approved)
  • Friendship Center – Maple River Township
  • Women’s Resource Center – Bear Creek Township