

***Leoni Township Office***  
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**PLANNING COMMISSION MINUTES**  
**October 2nd, 2019**

The Leoni Township Planning Commission held a meeting Wednesday, October 2nd, 2019 @ 6:30 p.m.  
913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:33 pm

Members Present: V. Beckwith, J. Southworth, L Maurer, D. Helmlinger, B. Lester & J. Spencer

Members absent: K. Cole

Persons in attendance: 9

Purpose of Planning Commission read by J. Spencer

*Motion by V. Beckwith supported by D. Helmlinger to approve the Agenda with the following changes:*  
*Move AT&T Cell Tower up before the Planning Commission Bylaws*  
*Add Master Plan to old business*  
***Motion adopted by voice vote***

*Motion by J. Southworth and supported by J. Spencer to approve the September 18<sup>th</sup> minutes as written*  
***Motion adopted by voice vote***

**Public Comment:**                      **Open at        6:37 pm.**  
   **Closed at     6:38 pm.**

**NEW BUSINESS:**

**AT&T Mobility Site Plan and Conditional Use**

**Discussion:** Steve Wells 195 ft. Monopole Tower with a 4 ft. lightning rod which makes the tower a total of 199 ft. There will be a 7 x 7 equipment cabinet on the property and there is a 40 ft. setback for all property lines. They will put landscaping on outside of tower.  
Diesel generator on property that will be running as a back-up.

J. Southworth asked if there was a lot of noise that comes from the diesel generator.  
Mr. Ramirez answered that it is a quiet generator and it will kick on for 15 minutes once a week unless there is an outage.

D. Helmlinger asked about approvals from the drain commissioner and access to the road and if they had a bond.

Mr. Ramirez said they do have all the approvals from the drain commissioner and the land owners for the road. They do have liability insurance and they can add Leoni Township on their insurance.

Mr. Ramirez also explained that the tower does not fall in case of disaster but it has breaking points build into it so it will collapse like a sunflower.

J. Southworth asked if this would interfere with other cell towers close by and Mr. Ramirez assured her that it would not. They share the towers between service providers.

J. Spencer asked how far away from the railroad that runs behind the property and Mr. Ramirez answered that it was 279 ft.

Hasan Ansari is a radio frequency engineer and he explained about the coverage it will add to the area and how they discovered there was a 3-mile gap in coverage and that is the reason they needed to add this tower.

*Motion by D. Helmlinger and supported by L. Maurer to accept the checklist & site plan review and approve the conditional use for the AT&T tower with the approval of the road commission and drain commissioner and a \$10,000 removal bond.*

***Roll call vote: 6 Ayes J. Spencer, D. Helmlinger, B. Lester. L. Maurer, J. Southworth and V. Beckwith***

***Motion Carried***

### **Old Business: Planning Commission Bylaws**

*Motion by J. Southworth and supported by L. Maurer to adopt Napoleons by-laws with the planning commissions defined changes and the approval of the township attorney.*

***Roll call vote: 4 Ayes D. Helmlinger, L. Maurer, J. Southworth and V. Beckwith  
2 Nays J. Spencer and B. Lester***

### **Discussion:**

J. Spencer suggested not stating that we will have a meeting twice per month (1<sup>st</sup> and 3<sup>rd</sup> Wednesdays) in the Bylaws. It is easier to add a meeting and harder to cancel a meeting if there is a lack of agenda. Someone on the Planning Commission needs to be present to notify the public that the meeting is canceled if we are not having a meeting after we have stated we are, meeting can be added and then advertised the same as any other meeting. This way we can stay legal.

V. Beckwith didn't remember a time since he had been on meetings that there wasn't enough topics to hold a meeting twice a month.

D. Helmlinger brought up the issue of the length of time it has taken Grant Bauman to develop a master plan. D. Helmlinger suggested that she would like to bring in another expert who writes master plans to develop one for Leoni Township.

J. Spencer stated that the committee needs to realize that we have made ourselves unavailable to Grant because of various items on the Planning Commission agendas like Public hearings for Recreational Marijuana, site plan reviews and other items. Also, Grant Bauman has other

commitments that keep him from attending our 1<sup>st</sup> Wednesdays of the month meetings. Mr. Bauman has over half if not three quarters of the master plan completed. The surveys have been sent out and returned and data compiled for our review. There is not much left to complete.

*Motion by D. Helmlinger and supported by V. Beckwith to ~~add master plan back to the agenda~~ and ask the Board of Trustees to consider Catherine Kaufman for Leoni Township master plan preparation.*

***Motion adopted by voice vote***

*Motion by J. Southworth supported by D. Helmlinger to adjourn the meeting.*

***Motion adopted by voice vote.***

**Adjourn 7:55 pm.**

**Next meeting: October 16, 2019**