

# CHARTER TOWNSHIP OF FLUSHING

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## PLANNING COMMISSION MINUTES January 8th, 2024 TIME: 7:00 P.M.

### MEMBERS OF PLANNING COMMISSION

Chair – Vicki Peivandi

Vice Chair – William Mills

Secretary – Amy Bolin

Board of Trustees Representative – Terry A. Peck

Jeanette Sizemore, Recording Secretary

Kyle Raup

Timothy Lloyd

Michael Moon

- I. CALL THE MEETING TO ORDER** at 7:00 P.M. by Planning Commission Chairperson Peivandi with Roll Call and Pledge of Allegiance to the American Flag.

### ROLL CALL

**PRESENT:** Peivandi, Moon, Lloyd, Raup, Bolin and Peck

**ABSENT:** Mills

**OTHERS PRESENT:** Twenty-three (23) others were present.

### II. APPROVAL OF AGENDA

**TREASURER PECK MOVED**, supported by Commissioner Bolin to approve agenda as presented.

**THE MOTION CARRIED.**

### III. APPROVAL OF PREVIOUS MINUTES

**TREASURER PECK MOTION**, supported by Commissioner Moon to approve the minutes of the December 11<sup>th</sup>, 2023 meeting.

### ACTION ON MOTION

#### ROLL CALL VOTE:

**AYES:** Bolin, Peivandi, Moon, Raup, Peck and Lloyd

**NAYS:** None

**ABSENT:** Mills

**THE MOTION CARRIED.**

### IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

**OPEN PUBLIC COMMENTS** at 7:01 P.M.

No comments were made.

**CLOSED PUBLIC COMMENTS** at 7:02 P.M.

**V. UNFINISHED BUSINESS**

None

**VI. NEW BUSINESS**

1. Public Hearings and motion on the Special Use Permit for a Cell Tower to be located at 7235 W. Coldwater Road, Flushing, MI 48433, Parcel No. 08-24-200-036 pursuant to *Article XVIII Special Use Permits*.

**Public Hearing opened at 7:02 P.M.**

**Bob Przybylo** – (representing TowerCo. And Verizon) spoke briefly on gap in coverage, reviewed ordinances, lease agreement with Mrs. Kareus (200 ft east property, 1300 N, 1200 W, 1100 S), 195 ft tall tower will have no lights, will be using existing drive way, will have generator, Tower will be able to equip two more carriers, lease is 75 x 75 and 50 x 50 will be fenced in.

**Commissioner Peivandi** – Brought up the two residential structures on one taxable parcel and the need for the parcel to be split as a condition of the special use permit.

**Zoning Administrator Czyzio** – Informed the commissioners that residents from 7167 Coldwater and 7287 Coldwater are opposed to the Tower going up.

**S. Daoud** – 7385 W. Coldwater Rd – (Against) Worried about health risks.

**J. Jones** – 7376 Coldwater Rd – (Against) Worried about kids getting to close to fence.

**J. Mitchell** – 7268 W. Carpenter Rd – (For) Coverage will be broader and 5G has no more power than 4G signal.

**B. Arthurs** – 7359 Coldwater Rd (For) – Almost lost job during COVID because working from home was difficult with weak signal.

**L. Letts** – 6447 Chicago – (Against) Why do we need things to go faster.

**Ron Letts** – 7238 W. Coldwater Rd – (Against) Towers are ugly and unsafe.

**F. Blatchford** – 7182 W. Carpenter Rd – (Against) Don't own a cell phone. Cell Towers are unsafe and she don't want it in her view.

**J. Hiteshaw** – 5261 N. Elms Rd - (Against) Doesn't know if there is a health threat, but doesn't want to see it and is concerned about property values.

**J. Lee** – 7070 Hickory St. – (Against) Concerned about range, frequency, upgrades later, cost of supporting the tower and concerned how close it is to the schools.

**Bob Przybylo** – (representing TowerCo. And Verizon) Megahertz range from 700-800.

**M. Burns** – 7186 W. Carpenter Rd – (Against) Worried about the effects on her kids and animals, just doesn't want to see it at all.

**Resident** – (No name or address) – (Against) – concerned about health effects, property values, and compensation packages.

**Commissioner Peivandi** – FCC regulates cell phone towers and provides exposure guidelines that must be met.

**Jason Ball** – (Rowe Engineering) Mentioned considering the special land use, master plan, and spoke on property value. Only outstanding issue is screening with evergreens. Cell Towers are 200-300 foot tall is standard.

**Commissioner Raup** – What kind of noise will it make?

**Bob Przybylo** – (representing TowerCo. And Verizon) No noise, generator and such will be minimal noise.

**Commissioner Bolin** – No lighting? How often will there be maintenance checks?

**Bob Przybylo** – (representing TowerCo. And Verizon) No lights, maintenance checks will happen about 2-4 times a month and it will be monitored 24 hours.

**Commissioner Peck** – There were 6 concerns that needed to be met and 4 have been so far.

**Jason Ball** – (Rowe) Yes, there are 2 that still need to be met, I would make sure the parcel is split to avoid any future setback issues. And the fencing issue is taken care of as well.

**Commissioner Peivandi** – Has there been any data on frequency and related problems?

**Jason Ball** – (Rowe) Unable to turn down tower just because you don't want it. There would need to be a legitimate reason that would be involving property or not meeting all State and Township ordinances.

**R. Letts** – 7238 W. Coldwater Rd – (Against)

**J. Lee** 7070 Hickory St. – (Spoke again against)

**Resident** – (no name or address) Spoke against Cell Tower.

**B. Blatchford** – 7182 W. Carpenter Rd – Spoke again against Cell Tower.

**B. Arthurs** – 7359 W. Coldwater Rd (Not apposed)

### **Closed Public Hearing at 8:16 P.M.**

**TREASURER PECK MOVED**, supported by commissioner Moon to approve motion on the Special Use Permit for a Cell Tower to be located at 7235 W. Coldwater Road, Flushing, MI 48433, Parcel No. 08-24-200-036, pursuant to *Article XVIII Special Use Permits*, in agreement that the parcel will be split into two parcels and evergreens will be placed as needed around any equipment that can be seen from nearby residents.

#### **ACTION ON MOTION**

#### **ROLL CALL VOTE:**

**AYES:** Raup, Peivandi, Moon, Peck, Lloyd and Bolin.

**NAYS:** None

**ABSENT:** Mills

**THE MOTION CARRIED.**

2. Motion on the Site Plan Review for Cell Tower to be located at 7235 W. Coldwater Road, Flushing, MI 48433, Parcel No. 08-24-200-036, pursuant to *Article XVIII Site Plan*.

**COMMISSIONER PECK MOVED**, Supported by Commissioner Moon to approve the Site Plan Review for a Cell Tower to be located at 7235 W. Coldwater Road, Flushing, MI 48433 Parcel No. 08-24-200-036, pursuant to *Article XVIII Site Plan*.

**ACTION ON MOTION**

**ROLL CALL VOTE:**

**AYES:** Peck, Lloyd, Bolin, Peivandi, Moon and Raup

**NAYS:** None

**ABSENT:** Mills

**THE MOTION CARRIED.**

3. Discussion and possible motion on 2023 Planning Commission Report.

After some discussion on how nice this report was put together, the following motion was made.

**COMMISSIONER RAUP MOVED**, supported by Secretary Bolin to approve the 2023 Planning Commission Report.

**ACTION ON MOTION**

**ROLL CALL VOTE:**

**AYES:** Peivandi, Moon, Raup, Peck, Lloyd and Bolin

**NAYS:** None

**ABSENT:** Mills

**THE MOTION CARRIED.**

**VII. PUBLIC COMMENTS**

**Opened for public comments at 8:34 P.M.**

No comments

**Closed for public comments at 8:35 P.M.**

**VIII. ZONING ADMINISTRATOR COMMENTS**

**Mr. Czyzio** – Updated the commissioners on current projects in our area.

**IX. COMMISSION COMMENTS**

**CHAIRPERSON PEIVANDI** -Welcomed Kyle Raup to his first meeting.

**COMMISSIONER PECK**– Distributed an email to the board, regarding a petition to repeal Part 8 of Public Act 233 of 2023 from the Citizens for Local Choice.

**X. NEXT REGULAR SCHEDULED MEETING**

MONDAY, FEBRUARY 12TH, 2024 AT 7:00 P.M.

**XI. ADJOURNMENT**

With no further business, the meeting adjourned at 8:40 P.M.

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VICKI BACHAKES, Chairperson

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AMY BOLIN, Secretary

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Date of Approval

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Jeanette Sizemore, Recording Secretary