

**SOUTH HAVEN CHARTER TOWNSHIP**  
**PLANNING COMMISSION**  
**MINUTES**

Wednesday April 3, 2024

Approved May 1, 2024

**1) Call to Order: 7:00 PM**

**2) Role Call:**

Tippman - present

Kiry – present

Odland - present

Meyer – absent

Poole – absent

Dibble – present

Nicol – present

Zoning Administrator: Tasha Smalley

Attorney Rob LaBelle

**3) Approval of the Agenda**

Motion by Dibble to approve the agenda as presented, second by Nicol, 5-0 yes, motion passed.

**4) Approval of the Minutes**

Motion by Kiry to approve the minutes of March 18, 2024, second by Dibble, 5-0, yes motion passed.

**5) Public Comment non-agenda items - none**

**6) Communications / Correspondence - none**

**7) Public Hearing**

Owner, 20<sup>th</sup> Ave South Haven LLC of McLean VA; applicant APC Towers (dba Verizon) has petitioned for a Special Use permit for a Communication Tower at 19220 76<sup>th</sup> Street (80-17-028-051-00)

Motion by Nicol to open the public hearing at 7:21pm, second by Tippman, 5-0 yes motion passed.

No public, no correspondence received.

Motion by Tippman to close the public hearing at 7:28pm, second by Dibble, 5-0 yes motion passed.

**8) New Business –**

- a. Review/decision communications tower. Smalley went over the application. Verizon has petitioned to construct a communication tower on 76<sup>th</sup> St; property size is approx. 18 acres; tower approx. 196ft height; setback the height of the tower on all sides; leased area approx. 75x75. Attorney Rob LaBelle presented; the pole will be monopole, no guy wires, grey color. The compound will be fenced, alarm system, anti-climb device, lights in sensors-only come on with motion. This tower can hold 4 other carrier antennas. The LTE RSPR map show a lack in coverage and this tower will fill the gap for better coverage; site it close to the Hwy and established trees surrounding the tower.

Nicol asked how they decided on this location? Mr. LaBelle stated few ways, complaints of dropped calls, engineers looks for sites and measure distance between towers for best gap coverage location.

Dibble asked if there will be lighting at the base of the pole? Mr. LaBelle stated the lights will be motion censored and not on all the time.

Mr. LaBelle stated that ordinance 15.33#4 requires a fence around the boundary of the property but the PC can waive the requirement. PC discussed and agreed to waive the fence around the entire boundary and to only be around the leased area.

Motion made by Nicol to recommend approval of the site plan and the special use to the Township Board with following: 15.33#4 fence provision waived around the boundary of the property but required around the leased area; obtain all required local, county, state, federal permits, second by Tippman. No further discussion. Roll Call – Poole-n/a; Dibble-Yes; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-n/a 5-0, motion passed.

**9) Unfinished Business – none**

**10) Staff & Subcommittee report**

ZBA report- no meeting to report

Board report – refer to Board minutes

Zoning report – Smalley – a public hearing for May meeting; group day care

**11) Commissioner Comments and Public Comment**

**12) Adjournment**

at 7:42pm

*Respectfully Submitted by:*

*Tasha Smalley*

*Zoning Administrator/Recording Secretary*