

**Highland Township Planning Commission
Record of the 1394th Meeting
December 1, 2022**

Roll Call:

Scott Green, Chairperson
Eugene H. Beach, Jr
Grant Charlick
Kevin Curtis
Chris Heyn
Beth Lewis
Roscoe Smith
Scott Temple - absent
Russ Tierney - absent

Also Present:

Elizabeth J Corwin, Planning Director

Visitors: 14

Chairman Scott Green called the meeting to order at 7:30 p.m.

Public Hearing

Agenda Item #1:

Parcel #	11-24-176-004
Zoning:	ARR, Agricultural and Rural Residential
Address:	Duck Lake Pines Park—1241 N. Duck Lake Rd
File#:	URSA 22-02
Request:	Use Requiring Special Use Approval for Wireless Communication Facility
Applicant:	C&W Consultants on behalf of Verizon Wireless
Owner:	Charter Township of Highland

Mr. Green invited the applicant to provide a brief overview of the project. Mr. Colton Curtis and Mr. Jon Crane of C&W Consultants were present. Mr. Colton Curtis explained that the project would include a 197 foot high monopole in a fenced enclosure within a 100 foot by 100 foot ground lease area in the southeast quadrant of the park. The fenced area will have a gravel surface. The access to the lease area is primarily along a paved path, which would be widened as necessary with aggregate to provide a suitable surface for construction equipment. The location was selected with input of the Township Supervisor to minimize disruption to park users.

Mr. Green noted that the Planning Commission was charged with reviewing the land use only. The Board will be reviewing the terms of the lease agreement that revenues from the lease would be specifically dedicated to the maintenance and approval of this park. Mr. Green opened the public hearing at 7:35 p.m.

Melissa and Steven Dasevich; 2558 Pinery Circle. Mr. and Mrs. Dasevich noted first that they understood that there is demonstrated need to improve cellular service in this area of the M-59 corridor, and that they could appreciate that the tower will generate a revenue stream for the support of the park. But they also described their concerns that the proposed location of the cell tower was an undue burden to the residents along the south and west property lines, and that promises had been made when the park was first

Address: Duck Lake Pines Park—1241 N. Duck Lake Rd
File#: SPR 22-12
Request: Site Plan Review
Applicant: C&W Consultants on behalf of Verizon Wireless
Owner: Charter Township of Highland

Mr. Beach asked if the footprint of the site plan would remain essentially the same if the location within the park were altered. Mr. Crane agreed that the general layout would remain unchanged. Mr. Beach noted that in Ms. Corwin's memorandum she noted that the supplemental landscaping would be required if upon completion, the site proved to be inadequately screened. He noted that this general condition would carry to an alternate site within the park.

Mr. Beach moved to conditionally approve the proposed site plan for a wireless communication facility in Duck Lake Park subject to the following: 1) approval of the land use by the Township Board; 2) the understanding that the general framework of the facility can be considered a template for the layout and improvements such that should the Board of Trustees choose to alter the location, the applicant need not appear before the Planning Commission unless staff finds a material difference requiring additional review and approval. Mr. Green supported the motion. Mr. Curtis – yes; Mrs. Lewis-yes; Mr. Beach – yes; Mr. Smith – yes; Mr. Charlick – yes; Mr. Green -yes; Mr. Heyn – yes. The motion was approved with seven yes votes.

Agenda Item #3: Committee Updates
Zoning Board of Appeals:
Township Board:
Highland Downtown Development Authority:
Planning Director's Update

Committee updates were discussed.

Agenda Item #4: Minutes: November 3, 2022

Mr. Beach moved to approve the minutes of November 3, 2022, as corrected. Mr. Curtis supported the motion. The motion was approved by a unanimous voice vote.

Mr. Beach announced his retirement from the Planning Commission with a brief summary of the work completed by the Commission during his tenure and an encouragement to the members to carry on the work of the Planning Commission. Mr. Beach served the community as a Planning Commission member for forty years, including 25 years as the Chairman, and under six different supervisors. He joined the Planning Commission during the effort to draft the first Master Plan for the community, and is rightfully proud that the framework laid then is still relevant today.

At 8:20 p.m., Mr. Beach made a motion to adjourn the meeting. Mr. Green supported the motion. The motion was approved by a unanimous voice vote.

Respectfully submitted,

A. Roscoe Smith, Secretary
ARS/ejc