



ATLAS TOWNSHIP, MI

PLANNING COMMISSION

DRAFT MINUTES • NOVEMBER 15, 2017

Regular Meeting

Township Hall

7:00 PM

7386 S. Gale Rd, Grand Blanc, MI 48439

1 **I. CALL TO ORDER**

2 **II. ROLL CALL**

Attendee Name	Title	Status	Arrived
Rick Misek	Chairman	Present	
J. Michael Rembor	Secretary	Present	
Paul Duggan	Vice -Chair	Present	
Patrick Major	Trustee	Present	
John Birkner	Board Member	Present	
James Lusty	Board Member	Absent	
Jay Tenbrink	Board Member	Present	

3

4 **III. STAFF PRESENT**

5 Planner Nick Lomako

6 Attorney David Lattie

7 Recording Secretary Katie Vick, Clerk

8 **IV. MINUTES APPROVAL**

9 1. Planning Commission - Regular Meeting - Apr 19, 2017 7:00 PM

10 Not available for board to review. Will be presented at the next Planning Commission
11 Meeting.

12 **V. APPROVAL OF AGENDA**

13 1. Motion to approve

14	RESULT:	ADOPTED [UNANIMOUS]
15	MOVER:	Paul Duggan, Vice -Chair
16	SECONDER:	J. Michael Rembor, Secretary
17	AYES:	Misek, Rembor, Duggan, Major, Birkner, Tenbrink
18	ABSENT:	Lusty

19 **VI. CORRESPONDENCE**

20 None

21 **VII. PUBLIC COMMENTS**

22 None

23 **VIII. UNFINISHED BUSINESS**

24 None

25 **IX. NEW BUSINESS**

26 1. PUBLIC HEARING: PC 17-01 SKYWAY TOWERS LLC REQUEST FOR CONDITIONAL
27 USE

28 Suspend Public meeting and open Public Hearing at 7:03.

29

30 Mr. Steven Estey gives a powerpoint presentation.

31

32 Dot on zoning map has been corrected to show the proper location of the actual tower
33 per the request of the chairman.

34

35 Willing to consider asphalt driveway instead of gravel if PC so desires.

36

37 Barbed wire is standard however they would be willing to waive it if preferred.

38

39 Consumer's has denied their request to co-locate as stated in letter Mr. Estey provided.

40

41 Corrections have been made to identify the exact location and images that accurately
42 depict the potential tower on the land.

43

44

45 Public Comments:

46

47 Cam Hanke 538 Stoney Brook Drive, Grand Blanc - On behalf on Grand Blanc
48 Huntsman's Club spoke in support of the tower location on the Grand Blanc Huntsman's
49 Club property and gave a brief history of the club.

50

51 Len Smith, Lifetime Huntsman's Club member - Spoke in support of the tower location
52 and described some of the services the club provided and how they give back. Invited
53 all commission members to come tour the facility.

54

55 Dale Statson 10120 East Maple Davison, member of - Spoke in support of the tower
56 location and described how their club works to educate the youth and partners with the
57 school.

58

59 **Close public hearing at 7:27pm and resume regular meeting.**

60 2. PC 17-01 SKYWAY TOWERS LLC'S REQUEST FOR CONDITIONAL USE

61 Mr. Lomako referenced a correspondence he previously provided the Planning
62 Commission in recommendation of the conditional use:

63

64 1. Parking area should be paved

65

66 2. Hard surfacing should be required

67

68 3. Landscape buffer requirement - Not recommended

69

70 4. Recommendation of removing barbed wire.

71

72 5. Financial security to ensure potential removal at some point. Their provided
73 documentation is expected to be provided in good faith.

74
75 6. A recommendation cannot be made in regards to human health. Any potential
76 negative effects would likely be minimal due to the location.

77
78 Chairman Misek:
79 Questioned if the club had an issue or preference on the gravel vs. asphalt?

80
81 Mr. Hanke preferred the paved over gravel.

82
83 Mr. Major inquired about the time study duration from the presentation which is 2008-
84 2016

85
86 Mr. Duggan questioned bandwidth streaming usage. Tower is designed for 5G

87
88 Mr. Misek: questions to the applicant. Confirm the paving of drive

89
90 Barb wire, Bond

91
92 Mr. Duggan questioned the on site backup generator which is not expected in this
93 project.

94 3. Motion for the Planning Commission to recommend the approval of the request for
95 conditional use of skyway tower with the items outlined in the Wade Trim Letter: 1. -
96 6. Also note the Planning Commission does not identify any negative impacts to
97 surrounding properties and there is no further vegetative buffer required. It is the
98 Planning Commission's expectation the vegetative buffer be maintained

99	RESULT:	ADOPTED [UNANIMOUS]
100	MOVER:	J. Michael Rembor, Secretary
101	SECONDER:	Paul Duggan, Vice -Chair
102	AYES:	Misek, Rembor, Duggan, Major, Birkner, Tenbrink
103	ABSENT:	Lusty

104 **X. PUBLIC COMMENTS**

105 Mr. Hanke - Thanks the Commission as well as skyway towers. Both have been a pleasure
106 to work with.

107 **XI. BOARD COMMENTS**

108 Outstanding issues - no word on condominium storage
109 ZBA will have a meeting Wednesday November 29, 2017 at 7:00pm. One week later than
110 the usual date

111 **XII. ADJOURNMENT**

112 1. Motion

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114
115
116
117

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	J. Michael Rembor, Secretary
SECONDER:	Paul Duggan, Vice -Chair
AYES:	Misek, Rembor, Duggan, Major, Birkner, Tenbrink
ABSENT:	Lusty

118 7:55pm