**Zoning Narrative – “LAKE LEELANAU-PRICE”**

September 1, 2023

Leland Township

Attention: Timothy Cypher

P.O. Box 226

Lake Leelanau, Michigan 49653

To Whom It May Concern:

Atlas Tower 1, LLC is submitting an Admin Design Review to the Leland Township for review of a proposed new wireless telecommunications facility built on the property of Betsey Price Trust, C/O Steve Price, Leland County, Michigan, Parcel #: 009-024-038-00, with access across Parcels 009-024-018-00 and 009-024-037-00.

This letter shall serve as a narrative to Leland Township zoning ordinance for the proposed 199’ Monopole telecommunications facility and how this project will provide the needed mobile network coverage while reducing the need for additional cellular facilities in the future.

This project is being proposed to replace an existing wood pole “tower” in the immediate vicinity. This justification is being provided to alleviate current mobile network voice, data, and first responder issues in an area that is severely lacking reliable network coverage and capacity.

 **SITE DETAILS**

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| --- | --- |
| **Land Owner:**Betsey Price Trust C/O Steve Price7350 E. Duck Lake Rd.Lake Leelanau, MI 49653 | **Site Address:** 7600 E. Duck Lake RdLake Leelanau, MI 49653Leelanau County Parcel #: 009-024-038-00 |
| **Applicant:**Atlas Tower 1, LLC3002 Bluff St., Suite 300 Boulder, CO 80301 | **Coordinates:** Latitude: N 44° 58' 58.836" (NAD '83) [44.9837676051299]Longitude: W 85° 41' 49.848" (NAD '83) [-85.7006892201391]Ground Elevation: 785’ |
| **Zoning:** Agricultural | **Lease Area:** 50’x 50’, 2,500 Sq. ft. |

**PROPOSAL SUMMARY**

The purpose of this request is to build a 199’ Monopole telecommunications tower within a 2,500 sq. ft. wireless facility. This facility will provide critical wireless coverage to the surrounding area. The proposed site is in an agricultural zone with proximity to commercial and some residential zoned areas where coverage is lacking, and the capacity of the existing infrastructure has reached its limit. As the area develops further, and the users demand more data for their devices, the existing infrastructure, which has reached capacity limits, is unable to be upgraded to meet coverage and capacity needs. Thus, the existing wood pole “tower” is deemed a failed structure. The proposed tower and facility will be used for structural support of up to four wireless providers. Each provider will install antennas and on-the-ground base-station equipment.

**WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS**

*Visual Effect*

We strive to design our facilities and locate parcels that create the least amount of community disturbance. This property is near other agriculturally zoned property, with easy access from existing roadways. The compound location is chosen to maximize visual aesthetic and distance from residential homes.

*Frequency Of Maintenance Work On The Proposed Facility*

On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

*The Average Number Of Vehicles Visiting The Facility*

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

*The Average Duration Work Visits On The Facility*

For typical maintenance visits, a carrier or its contactors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

*Expected Noise Levels*

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. A generator could be operated on site in the rare instance that power went out. The generator would create noise, but it would not be noticeable or audible in the location the telecommunications facility is proposed to be.

*Building Codes; Safety Standards*

Atlas Tower will ensure the structural integrity of the tower, ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, Leland Township concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards, unless a longer time is reasonably necessary. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

*FAA/FCC Compliance*

*The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).*

This narrative represents required and supplementary information to document the technological, economic, and social necessity and benefits of a new 199' monopoletelecommunications tower in Leland Township, Michigan. The information provided highlights the advantages associated with a telecommunications facility at our proposed site. See attached documents to showing our survey and tower drawings.

Atlas Tower 1, LLC respectfully requests the acceptance of our application for an Administrative Design review for the proposed communications tower facility.

Best Regards,



Bill Williams

Atlas Tower 1, LLC

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