

AGENDA
SUTTONS BAY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
95 W 4th Street, Suttons Bay
Tuesday, November 7, 2023
6:00 PM

THE MEETING WILL BE HELD AT SUTTONS BAY TOWNSHIP OFFICE at 95 W 4th Street, Suttons Bay. The public may participate in person or by remote access through Zoom access by computer and smart phone using the following link:

Join Zoom Meeting

<https://us02web.zoom.us/j/81762636115?pwd=eUxxbkIwNVdKS1A1S0ZVa3BVbEhNZz09>

Meeting ID: 817 6263 6115 Passcode: 173403 +1 312 626 6799

Call to Order and Notation of Quorum

Approval of Agenda

Public Comment

Conflict of Interest

Approval of Minutes: September 19, 2023 Meeting Minutes
October 3, 2023 Meeting Minutes

Items of Discussion/Consideration:

1. Continued discussion and deliberation regarding a Request from TeleSite/Verizon Wireless, Inc., for a Special Land Use Permit to construct a proposed 197 foot tall monopole Wireless Communication, proposed driveway, and associated equipment within a 100 foot by 100 foot leased area on property number 45-011-019-014-00, E. Bahle Rd., Suttons Bay Township owned by the Gerald and Evelyn Brandt Trust.

2. Zoning Ordinance Overhaul Project-Review (If time allows)

Reports:

Zoning Administrator	Steve Patmore
Planner:	Mathew Cooke, Networks Northwest
Township Board:	Doug Periard
Chair Comments:	Tom Koernke

Commissioners' Comments

Public Comment

Next Regular Meeting – December 5, 2023

Adjournment (8:00 PM unless extended by a motion.)

Commission Packets can be viewed at: <https://www.leelanau.gov/suttonsbaytwppln.asp>

This meeting is a session of the Suttons Bay Township Planning Commission held in public for the purpose of conducting the Commission's business and is not to be considered a public community meeting. There is time set aside for public comment during the meeting as noted on the Agenda, and the Planning Commission welcomes the public's input at that time.

ZONING ADMINISTRATOR'S REPORT

SUTTONS BAY TOWNSHIP

OCTOBER 2023 (to-date)

For November 2023 PC & Board Meeting

Prepared by Steve Patmore, November 1, 2023

LAND USE PERMITS ISSUED

DATE	TOTAL	NEW HOMES	ADDITIONS	ACCESSORY STRUCTURES	OTHER
October 2023	9	5	1	2	1
Year To Date	36	14	8	12	2
Year to date 2022	47	24	11	12	0
Year to date 2021	40	16	9	13	2
Year to date 2020	37	10	6	20	1
Year to date 2019	32	16	8	8	0
Year to date 2018	37	19	6	12	0
Year to date 2017	32	11	4	14	3
Year to date 2016	32	7	11	10	4
Year to date 2015	27	10	7	9	1

LUP 23-028	1577 S. Cherry Blossom Ln.	New Single Family Dwelling
LUP 23-029	10055 E. John Michael Dr.	New Single Family Dwelling
LUP 23-030	790 S. Herman Rd.	New Single Family Dwelling
LUP 23-031	8101 E. Pleasant Hill Rd.	Convert attached garage to living area
LUP 23-032	1188 N. Morning View Dr.	New Single Family Dwelling
LUP 23-033	1546 S. Montmorency Dr.	Detached Garage
LUP 23-034	2526 N. Setterbo Rd.	New Single Family Dwelling
LUP 23-035	10600 E. McKeese	Replace seasonal worker housing
LUP 23-036	N. Jacobson Rd.	Accessory Building

4 Revisions to existing permits.
Permit for single family dwelling pending Health Department approval.

Land Divisions:

- Several inquiries on potential splits.

Zoning Board of Appeals:

- No Activity

Short Term Rentals:

- 47 short term rental permits issued for 2023
- Renewals for 2024 coming in.
- Attorney review of revisions to Short Term Rental Ordinance.

Other:

- Follow up and inspections of Site Plan Reviews and Special Land Use Permits.
- Inquiries and meetings with property owners on potential land uses and the new zoning ordinance
- Research for Zoning Ordinance Overhaul.
- Site Plan Review – Wireless Communications Tower

Robert LaBelle

From: Robert LaBelle
Sent: Tuesday, October 31, 2023 12:15 PM
To: 'Timothy J. Figura'; Patmore, Steve
Cc: Andrew Felde (andrew@drewwireless.com); Marc Daneman (MarcDaneman@cs.com); thomasantoun@telesitewireless.com; David Antoun; Claudine Antoun - Tele-Site Inc. (cantoun@telesitewireless.com)
Subject: RE: Verizon RF Maps
Attachments: 03 CURR - 04 Zoning - Propagation Maps (curr- 10-31-23) - Site 3250 (Lake Leelanau) (01770206x7AF06).pptx; 03 CURR - 04 Zoning - Propagation Map (VZ Twr genl coverage) with user concentrations (01770228x7AF06).pdf

Attached is the Verizon Propagation Map with roads marked and highlighted (page 4 of the attachment). Also attached is a rough drawing of the residences and businesses covered by the southern reach of our tower that are insufficiently or not at all covered by the County tower. (Please note that our program does not highlight residences and building specifically, so this was an estimate from Google Map aeriels. However, there are at least 193 such residences and buildings plus the downtown area served or much better served by our tower.)

Also, to clear up some confusion, our originally-submitted Propagation Maps included coverage zones from other tower sites on which Verizon is located. The Commissioners expressed difficulty in reading this due to the "noise" from the other towers. Thus, Andy Felde, the RF Engineer hired by the Township, asked us to provide Propagation Maps showing generally the coverage generated by only our tower and the County tower (attached pages 1 and 2), and specifically from our tower with our antennas optimized (page 3). The Propagation Map entitled Proposed VZ Tower Coverage – Optimized shows the coverage obtained by our tower, and is the Prop Map that the Commissioners should consider when comparing to the County tower.

Importantly, the original Prop Map, when showing the County tower coverage, *includes* the coverage zones of all the other *existing* Verizon towers as well. As such, the County tower does not reach very much south of its location, due to its much lower elevation and location behind a ridge preventing signal propagation to the south. Coverage to the south in the originally-submitted Prop Map for the County tower *comes from the existing Verizon towers, not the County tower*. The attached Prop Map that shows the County tower coverage *by itself* clearly shows the lack of southern coverage, as the Township consultant Mr. Felde has pointed out.

Please also note that their FCC licenses of Verizon, like all other cell phone providers, promotes coverage to underserved rural areas. There are a significant number of customers who will be served by our tower rather than the County tower. However, even if it was a more limited number, our license and federal law seek to enhance coverage across the country, including especially less-populated rural areas. Even without a mandate, Verizon would seek to cover such underserved areas.

Finally, we would note there are no cell phone providers on the County tower, despite being up for more than 2 years. The significantly poor coverage achieved by the County tower, coupled with its extremely high costs, mean that no provider is likely to ever locate on this tower, ensuring that this area will continue to have poor cellular coverage. Verizon, like other carriers, would rather collocate, as it is usually much less costly than a new build. However, the County tower is neither less costly nor provides adequate coverage. It is a very poor business combination.

If you would, please have the Township include this email, along with the attached maps, in the record before the Commissioners for next week.

From past emails, I know that the Township does not have a color printer and wants originals of these color Prop Maps. Tim, you also said that these additional Prop Maps are needed today to include in the packet. I can have these Prop Maps messengered to the Township today (still open by 4pm?), but I really hope that overnighting to the Township tomorrow morning will be sufficient. I understand if the hard copies are desired today but if they can accept the overnight package instead, please let me know as soon as possible.

Thank you and the Commissioners for their consideration.
-Rob

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From: Timothy J. Figura <TFigura@mikameyers.com>
Sent: Tuesday, October 24, 2023 10:02 AM
To: Robert LaBelle <RALaBelle@WWRPLaw.com>
Subject: Verizon RF Maps

Mr. LaBelle,

I understand that the Suttons Bay Planning Commission asked for additional details such as road names to be added to the maps that you had provided. If you can provide these maps by next Tuesday, we can get them added to the packet for the November 7 meeting.

Best,

Timothy J. Figura
Associate



Mika Meyers PLC

414 Water Street

PO Box 537

Manistee, MI 49660

Tel: 231-723-8333

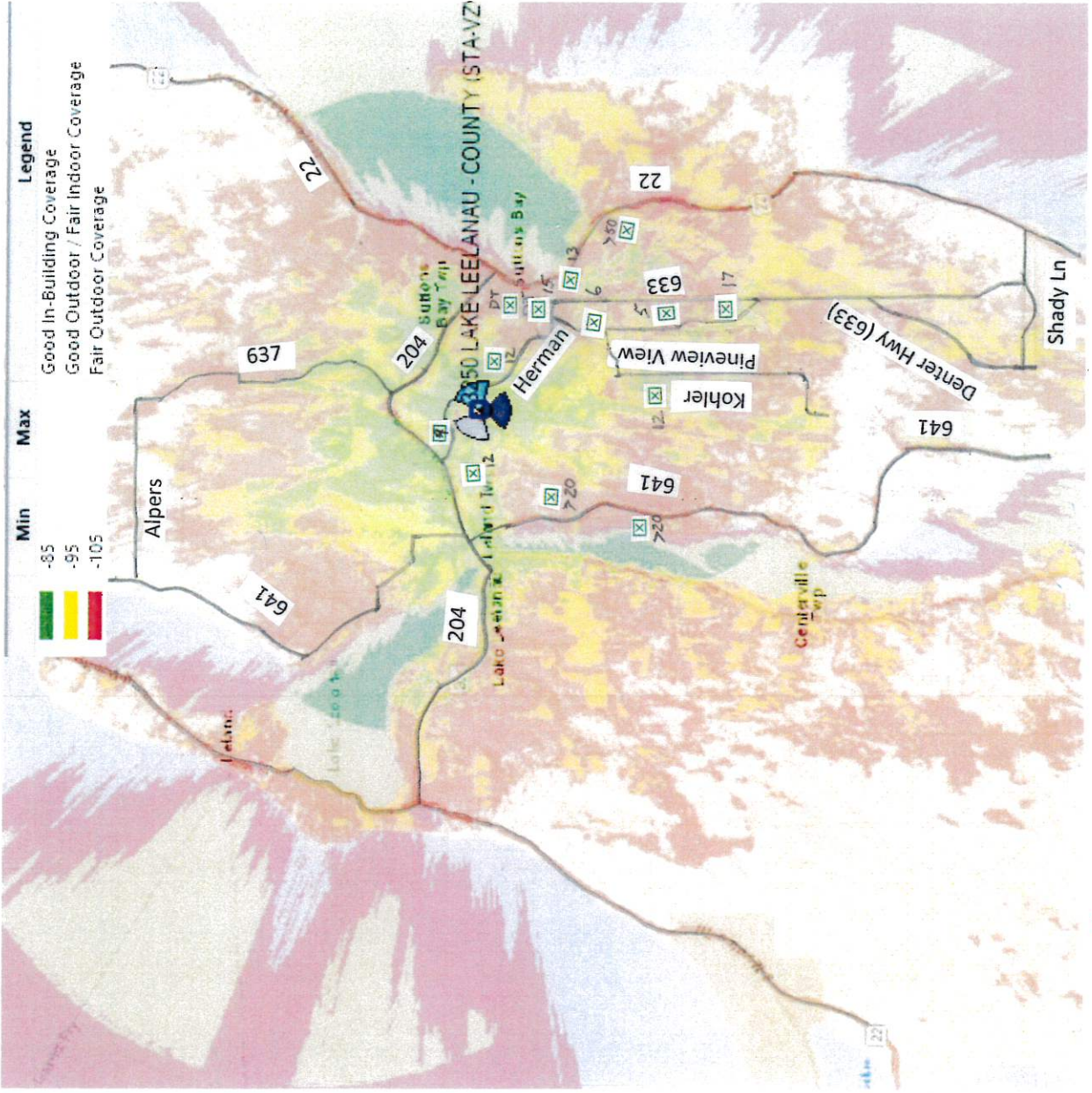
Fax: 231-723-3888

mikameyers.com

E-mail: tfigura@mikameyers.com

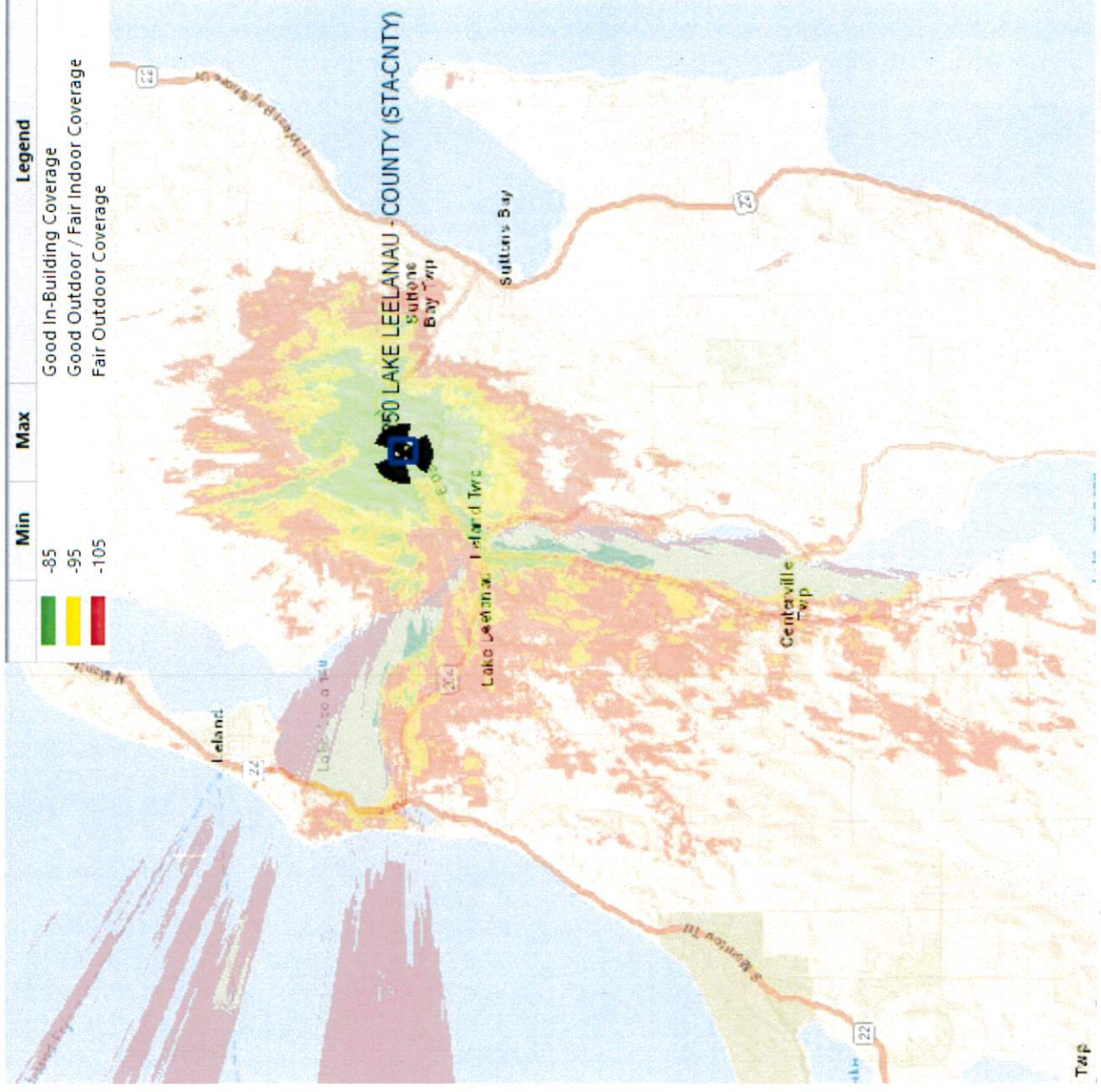
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Proposed VZ Tower Coverage



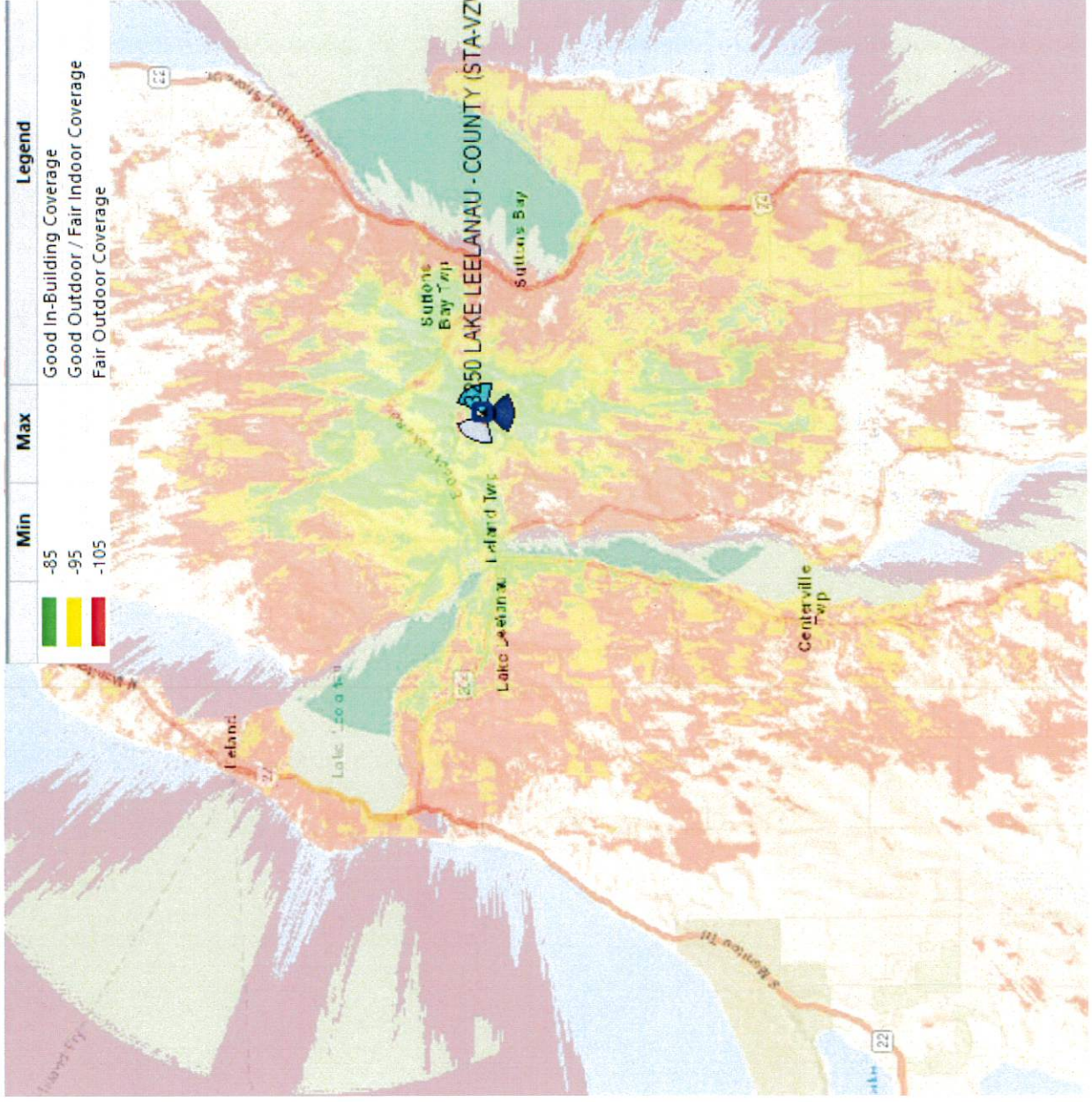
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County Tower Coverage



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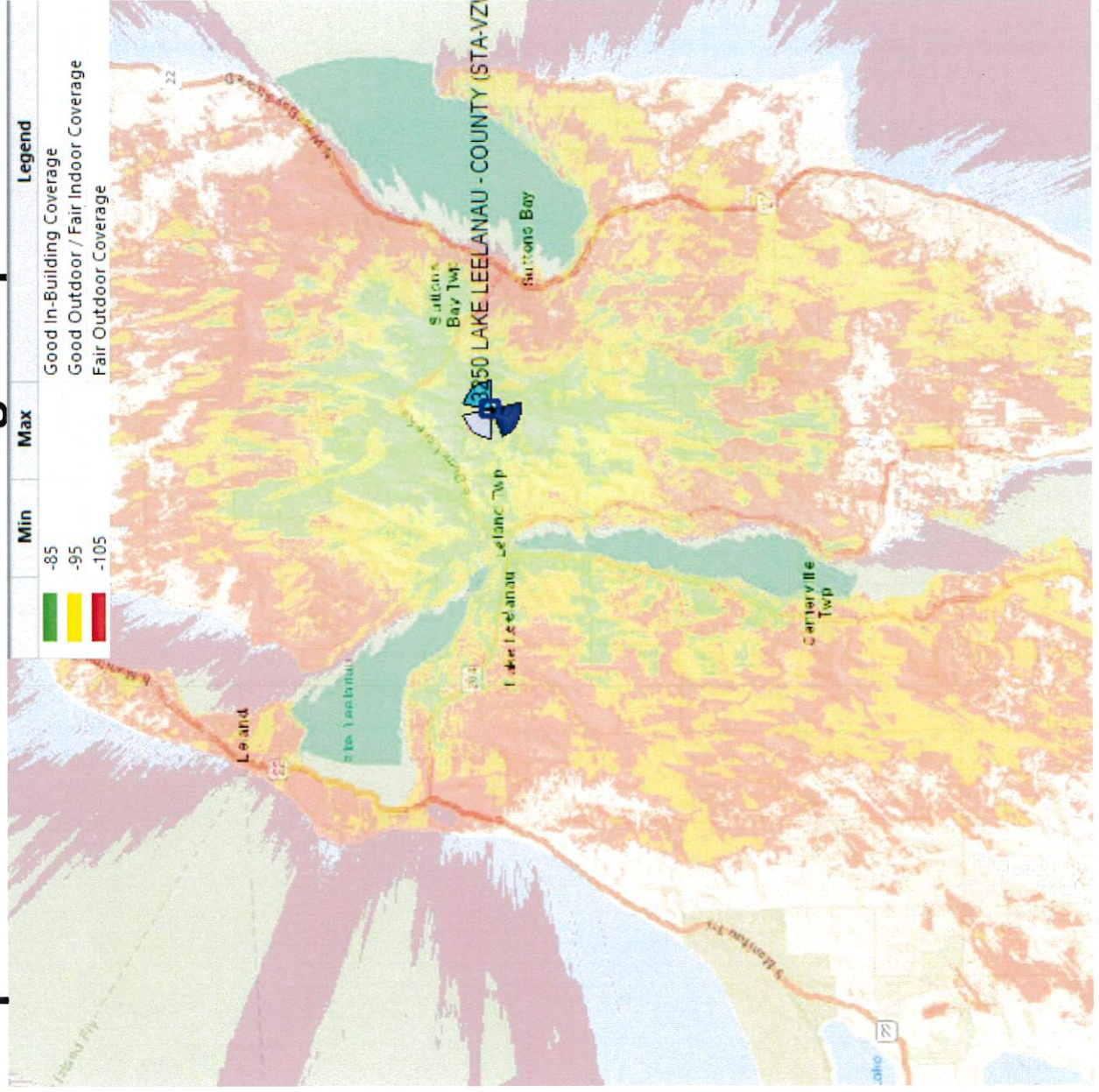
Proposed VZ Tower Coverage



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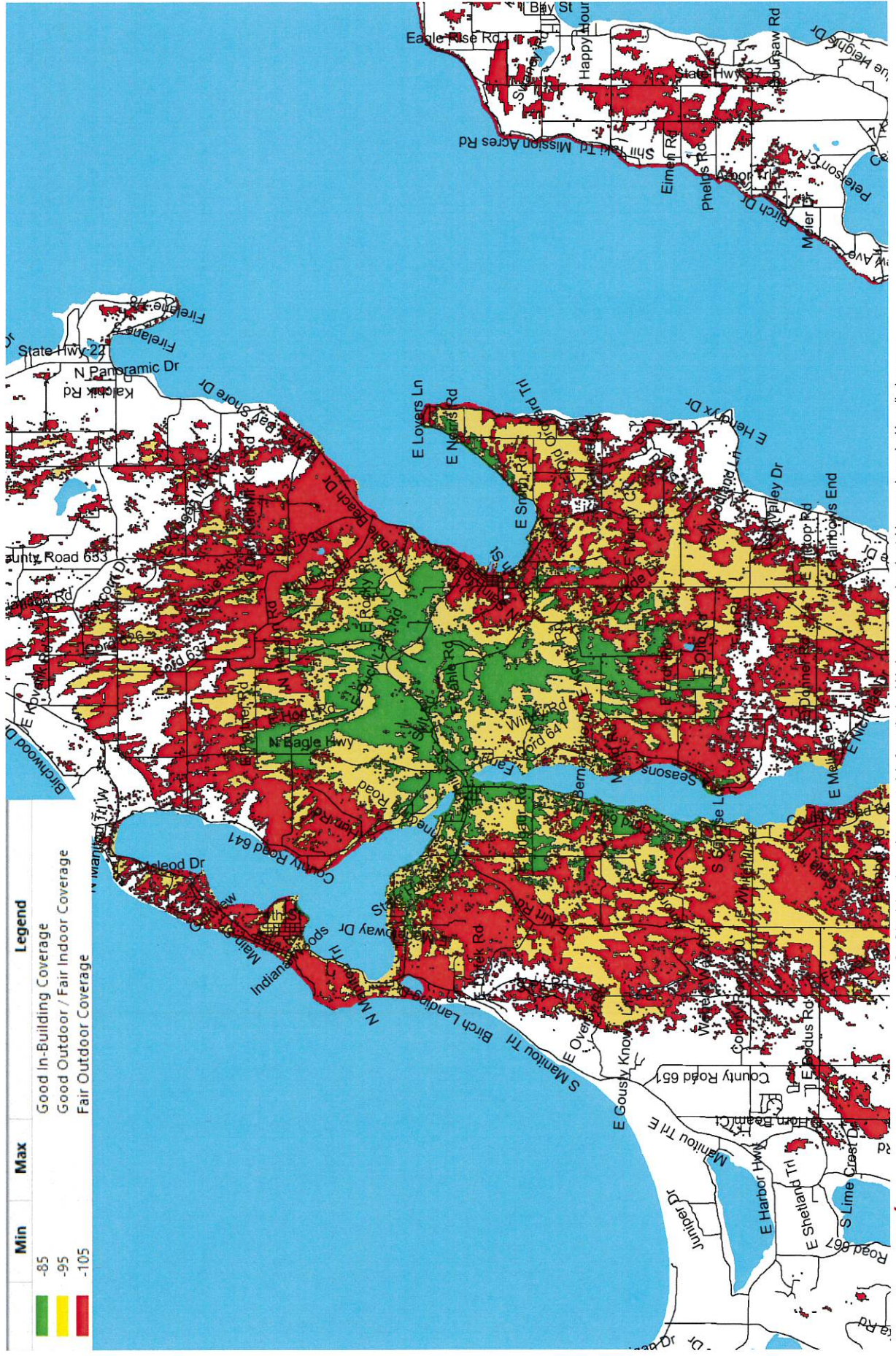
Proposed VZ Tower Coverage - Optimized



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Proposed VZ Tower Coverage - Optimized



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