

**SUMMARY REPORT TO CITY MANAGER
for City Council Meeting of 6-12-06**

SUBJECT: Conditional Use Permit No. 21 – Cellular Tower

PETITIONER: Verizon Wireless

PLANNING COMMISSION PUBLIC HEARING: May 9, 2006.

PLANNING COMMISSION ACTION: Recommendation of approval.

SUMMARY: THIS RESOLUTION WILL SET A PUBLIC HEARING TO CONSIDER A REQUEST BY VERIZON WIRELESS FOR A CONDITIONAL USE PERMIT REVIEW AND APPROVAL TO ALLOW A 140 FOOT TALL MONOPOLE CELLULAR TOWER ON ELISENAL NORTH OF HOME DEPOT.

ITEMS ATTACHED:

- 1. Letter to City Council.
- 2. Resolution for Council action.
- 3. Staff Report to the Planning Commission dated May 3, 2006.
- 4. Memo to Planning Commission dated May 18, 2006.
- 5. Planning Commission minutes of May 23, 2006.
- 6. Map showing location of property.
- 7. Site Plan.

CITY COUNCIL ACTION:

- 1. Public hearing is required. Date: June 26, 2006.
- 2. Advertising date: June 17, 2006
Public Hearing notification to area residents mail date: June 16, 2006.
- 3. 3/5 vote required to approve resolution.



Jon Lynch, AICP
Assistant City Manager

JL/djm

6-8-06



City Hall • 333 West Ellsworth Street • Midland, Michigan 48640-5132 • 989.837.3300 • 989.835.2717 Fax • www.midland-mi.org

June 8, 2006

Honorable Mayor and City Council
City Hall - 333 West Ellsworth Street
Midland, Michigan

Dear Councilmen:

At its meeting on Tuesday, May 23, 2006, the Planning Commission considered Conditional Use Permit No. 21, the request by Verizon Wireless to allow a 140 foot tall monopole cellular tower on Elisenal north of Home Depot. The following action was taken:

It was moved and seconded that the Planning Commission recommend to City Council approval of Conditional Use Permit No. 21 contingent upon:

1. The equipment shelter is setback at least 25 feet from the front property line as required by the Zoning Ordinance.
2. All barbed wire is removed from the proposed site fence.
3. The access driveway is constructed of sufficient material to support a 60,000 lb. fire apparatus in all weather conditions.
4. The maintenance/removal affidavit is provided to the City Attorney prior to Conditional Use Permit approval.
5. The petitioner agrees to co-location requirements set forth in the Zoning Ordinance.

Vote on the motion:

YEAS: Eyre, Jocks, Mead, Rapanos, and Senesac

NAYS: None

ABSENT: Gaynor, Kozakiewicz and Svenson

Respectfully,

Jon Lynch, AICP
Assistant City Manager

JL/djm

LETTER OF TRANSMITTAL – Conditional Use Permit #21 set PH



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BY COUNCILMAN

WHEREAS, Verizon Wireless has submitted a request for a conditional use permit review and approval to allow a 140 foot monopole cellular tower at Elisenal north of Home Depot; and

WHEREAS, the City Planning Commission has conducted a public hearing in accord with Section 28.02(A) of the Zoning Ordinance of the City of Midland on said conditional use; and

WHEREAS, the Planning Commission has submitted its recommendation of approval, contingent upon the following:

1. The equipment shelter is setback at least 25 feet from the front property line as required by the Zoning Ordinance.
2. All barbed wire is removed from the proposed site fence.
3. The access driveway is constructed of sufficient material to support a 60,000 lb. fire apparatus in all weather conditions.
4. The maintenance/removal affidavit is provided to the City Attorney prior to Conditional Use Permit approval.
5. The petitioner agrees to co-location requirements set forth in the Zoning Ordinance.

in accord with Section 28.02(B) of the Zoning Ordinance of the City of Midland; now therefore

RESOLVED, that notice is hereby given that a public hearing will be held by the City Council on Monday, June 26, 2006, at 7:00 p.m. in the Council Chambers, City Hall, for the purpose of considering the request for a conditional use permit; and

RESOLVED FURTHER, that the City Clerk is hereby directed to notify property owners and occupants within three hundred (300) feet of the area proposed by transmitting notice on June 16, 2006 and to publish said notice on June 17, 2006.

YEAS:

NAYS:

ABSENT:

I, Selina Tisdale, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yeas vote of all the Councilmen present at a regular meeting of the City Council held Monday, June 12, 2006.

Selina Tisdale, City Clerk

STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: Conditional Use Permit

APPLICANT: Verizon Wireless

PROPOSED: 140 ft. tall monopole cellular tower

LOCATION: Elisenal north of Home Depot

AREA: 26.81 Acres

ZONING: Regional Commercial

ADJACENT ZONING: North – Industrial A
East – Regional Commercial
South – Regional Commercial
West – Regional Commercial

ADJACENT DEVELOPMENT: North – Vacant/Retail
East – Retail
South – Retail
West – Retail

REPORT

Verizon Wireless is seeking a conditional use permit to install a 140 foot tall monopole cellular tower to meet unmet demand. This cellular tower will be located north of the Home Depot property off of Elisenal and Commerce Dr. In their application letter the petitioner's representative Robert LaBelle states that this monopole structure was originally approved for construction by the City in 2004. Because the former Zoning Ordinance permitted cellular towers by right in commercial districts this tower was granted a building permit on October 25, 2004 and it expired, due to inactivity on April 25, 2005. The applicant contends that they somehow received site plan approval that gave them two years to execute the construction but the City contends that no site plan approval was granted (because this tower did not trigger the site plan review requirements of the old Zoning Ordinance) but merely a building permit was approved and once this permit expired their vested rights to construct the tower under the old Zoning Ordinance ceased.

In the interest of moving this project forward the petitioner has agreed to proceed with securing a Class I Conditional Land Use Status permit as required by Section 3.16(B)2b of the Midland Zoning Ordinance.

CONDITIONAL USE PERMIT EVALUATION

In accord with Article 28.00 of the City of Midland Zoning Ordinance the Planning Commission shall review the application for conditional land use in accordance with the procedures in this Article, together with the public hearing findings and reports and recommendations from the Planning and Community Development staff, City Engineering Department, Midland County Road Commission, Midland County Health Department, Midland County Drain Commissioner, Fire Department, City of Midland City Police Department and other reviewing agencies. The Planning Commission shall then make a recommendation to the City Council, solely based on the requirements and standards of this Ordinance. The Planning Commission shall submit to the City Council a written recommendation of approval, denial, or approval with conditions within forty-five (45) days of the close of the public hearing required for a conditional land use proposal.

Approval of a conditional land use proposal shall be based on the determination that the proposed use will be consistent with the intent and purposes of this Ordinance, will comply with all applicable requirements of this Ordinance, including site plan review criteria set forth in Article 27.00, applicable site development standards for specific uses set forth in Article 9.00, and the following standards:

A. Non-Discretionary Standards

1. The conditional land use shall be in accord with the provisions of the Zoning Ordinance of the City of Midland.

Section 3.16(B) 3 Standards and Conditions:

Standards and Conditions Applicable to All Facilities: All applications for wireless communication facilities shall be reviewed in accordance with the standards in this Ordinance that apply generally to site plan review and conditional use review, and subject to the following standards and conditions. If approved, such facilities shall be constructed and maintained in accordance with such standards and conditions and any additional conditions imposed by the Planning Commission and/or City Council.

- i. Public Health and Safety: Facilities and/or support structures shall not be detrimental to the public health, safety and welfare.

THE PETITIONER NOTES THAT PROPOSED TOWER MEETS ALL OF THE APPLICABLE FCC AND FAA REQUIREMENTS FOR SETBACKS, ACCESS AND FENCING.

- ii. Harmony with Surroundings: Facilities shall be located and designed to be harmonious with the surrounding areas.

PROPOSED FACILITIES INCLUDE A 140' MONOPOLE AND A 10' X 30' EQUIPMENT SHELTER THAT IS APPROXIMATELY 10' HIGH.

- iii. Compliance with Federal, State and Local Standards: Wireless communication facilities shall comply with applicable federal and state standards, including requirements promulgated by the Federal Aviation Administration (FAA), Federal Communication Commission (FCC), and Michigan Aeronautics Commission. Wireless communication support structures shall comply with all applicable building codes.

THE PETITIONER NOTES THAT THIS FACILITY WILL COMPLY WITH ALL APPLICABLE FAA, FCC, AND CITY OF MIDLAND BUILDING AND ZONING REGULATIONS.

- iv. Maximum Height: Applicants shall demonstrate a justification for the proposed height of the structures and an evaluation of alternative designs which may result in lower heights. The maximum height of a new or modified support structure and antenna shall be the minimum height demonstrated to be necessary for reasonable communication by the applicant (and by other entities to colocate on the structure), but shall not exceed one hundred twenty (120) feet. Higher towers may be permitted, however, if necessary to achieve colocation. The buildings, cabinets, and other accessory structures shall not exceed the maximum height for accessory structures in the zoning district in which the facility is located.

THE PROPOSED MONOPOLE IS 140' TALL AND THE EQUIPMENT STRUCTURE IS 10' TALL. THE PETITIONER IS SEEKING AN AREA/DIMENSION VARIANCE FROM THE ZONING BOARD OF APPEALS ON MAY 9, 2006 TO ALLOW THE 140 FOOT TALL TOWER TO REMAIN AS PRESENTED.

- v. Minimum Setbacks: The setback of a new or modified support structure from any residential-zoned district or existing or proposed right-of-way or other publicly traveled road shall be no less than the total height of the structure and attachments thereto.

Where the proposed new or modified support structure abuts a parcel of land zoned for a use other than residential, the support structure shall comply with the required setbacks for principal buildings specified in the Schedule of Regulations for the zoning district in which the facility is located.

Buildings and facilities accessory to the wireless communication facility (other than the support structure) shall comply with the required setbacks for principal buildings specified in the Schedule of Regulations for the zoning district in which the facility is located.

THE PROPOSED MONOPOLE WILL BE APPROXIMATELY 25 FEET FROM THE SOUTH PROPERTY LINE. IN THE RC DISTRICT A FRONT YARD SETBACK OF 25 FT. MUST BE MAINTAINED FOR BOTH THE TOWER AND EQUIPMENT SHELTER.

PRESENTLY, THE EQUIPMENT SHELTER ENCROACHES WITH THE 25 FT. FRONT YARD SETBACK REQUIREMENT AND IS LOCATED WITHIN 10 FEET OF THE FRONT PROPERTY LINE. THUS, THIS SHELTER WILL NEED TO BE REPOSITIONED OUT OF THE FRONT YARD SETBACK.

- vi. Access: Unobstructed permanent access to the support structure shall be provided for operation, maintenance, repair and inspection purposes, which may be provided through or over an easement. The permitted type of surfacing, dimensions and location of such access route shall be based on evaluation of the location of adjacent roads, layout of buildings and equipment on the site, utilities needed to service the facility, proximity to residential districts, disturbance to the natural landscape, and the type of vehicles and equipment that will visit the site.

ACCESS WILL BE PROVIDED FROM A PROPOSED, 10 ½ FOOT WIDE DRIVEWAY WHICH CONNECTS TO ELISENAL DRIVE. THE SITE PLAN DOES NOT LIST THE SURFACE MATERIAL SPECIFICALLY.

THE FIRE DEPARTMENT NOTES THAT ANY SURFACE PROVIDED MUST BE CAPABLE OF SUPPORTING A 60,000 LB. VEHICLE IN ALL WEATHER CONDITIONS.

- vii. Division of Property: The division of property for the purpose of locating a wireless communication facility shall be permitted only if all zoning requirements, including lot size and lot width requirements, are met.

LAND DIVISIONS HAVE ALREADY BEEN APPROVED TO FACILITATE THIS USE.

- viii. Equipment Enclosure: If an equipment enclosure is proposed as a building or ground-mounted structure, it shall comply with the required setbacks and other requirements specified for principal buildings in the Schedule of Regulations for the zoning district in which the facility is located. If an equipment enclosure is proposed as a roof appliance on a building, it shall be designed, constructed and maintained to be architecturally compatible with the principal building.

THE EQUIPMENT ENCLOSURE CURRENTLY ENCROACHES WITHIN THE 25 FOOT FRONT YARD SETBACK.

- ix. Design Objectives: The support structure and all accessory buildings shall be designed to minimize distraction, reduce visibility, maximize aesthetic appearance, and ensure compatibility with surroundings. Support structures shall not have lights unless required otherwise by the Federal Aviation Administration (FAA). No signs or logos visible from off-site shall be permitted on a support structure.

THIS FACILITY WILL NOT BE USED FOR ADVERTISING PURPOSES. NO LIGHT FIXTURES HAVE BEEN IDENTIFIED ON THE SITE PLAN.

- x. Fencing: Wireless communication facilities shall be enclosed by a fence having a maximum height of six (6) feet. Barbed wire is not permitted.

A 6' HIGH, THREE STRAND BARBED WIRE CHAIN-LINK FENCE IS PROPOSED. THIS FEATURE SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE ZONING ORDINANCE AND THIS WILL NECESSITATE THE REMOVAL OF THE PROPOSED BARBED WIRE.

- xi. Structural Integrity: Wireless communication facilities and support structures shall be constructed and maintained in structurally sound condition, using the best available technology, to minimize any threat to public safety. The support system shall be constructed in accordance with all applicable building codes and shall include the submission of a soils report from a geotechnical engineer, licensed in the State of Michigan. This soils report shall include soil borings and statements confirming the suitability of soil conditions for the proposed use. The requirements of the

Federal Aviation Administration, Federal Communication Commission, and Michigan Aeronautics Commission shall be noted.

THE PETITIONER HAS PROVIDED A SEALED REPORT REGARDING THE STRUCTURAL INTEGRITY OF THE PROPOSED TOWER AND INDICATES THAT SOILS REPORTS WILL BE SUBMITTED WITH BUILDING PERMIT APPLICATIONS.

THE PETITIONER ALSO HAS AN APPROVAL FROM THE FEDERAL AVIATION ADMINISTRATION FOR THE 140 FT TOWER (THE DOCUMENTATION IS ENCLOSED)

- xii. Maintenance: A plan for the long term, continuous maintenance of the facility shall be submitted. The plan shall identify who will be responsible for maintenance and shall include a method of notifying the City if maintenance responsibilities change.

A REMOVAL / MAINTENANCE AFFIDAVIT WILL BE PROVIDED TO THE CITY ATTORNEY'S OFFICE BY THE PETITIONER PRIOR TO THE CONDITIONAL USE PERMIT BEING APPROVED.

B. Discretionary Standards

- 1. **Protection of the Public Health, Safety, and General Welfare**
The establishment or maintenance of the conditional use shall not be detrimental to the public health, safety, or general welfare.

THE SITE IS PROPERLY SECURED AND DOES NOT POSE A THREAT TO PUBLIC SAFETY.

- 2. **Compatibility With Surrounding Uses**
The conditional use shall be located, designed, maintained and operated to be compatible with the existing or intended character of that zoning district and adjacent districts. In determining whether this requirement has been met, consideration shall be given to:

- a. The location and screening of vehicular circulation and parking areas in relation to surrounding development.

THE TOWER IS SURROUNDED BY MORE INTENSE RETAIL USES AND IS ENTIRELY WITHIN THE RC DISTRICT THUS NO SCREENING IS REQUIRED.

- b. The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.

THE EQUIPMENT SHELTER WILL ENCLOSE ALL OF THE AUXILLARY EQUIPMENT.

- c. The hours of operation of the proposed use. Approval of a conditional land use may be conditioned upon operation within specified hours considered appropriate to ensure minimal impact on surrounding uses.

NOT APPLICABLE

- d. The bulk, placement, and materials of construction of the proposed use in relation to surrounding uses. Any proposed building shall be compatible with the predominant type of building in the particular district in terms of size, character, location or proposed use.

NO CONSTRUCTION MATERIAL HAS BEEN IDENTIFIED FOR THE PROPOSED EQUIPMENT SHELTER.

- e. Proposed landscaping and other site amenities. Additional landscaping over and above the requirements of this Ordinance may be required as a condition of approval of a conditional land use.

NO LANDSCAPING IS REQUIRED.

- f. Hours of operation shall be compatible with the surrounding neighborhood.

NOT APPLICABLE

3. **Detrimental Effects**

The proposed conditional land use shall not involve any activities, processes, materials, equipment, or conditions of operation, and shall not be located or designed so as to be detrimental or hazardous to persons or property or to public health, safety, and welfare. In determining whether this requirement has been met, consideration shall be given to the level of traffic, noise, vibration, smoke, fumes, odors, dust, glare, and light.

THIS USE WILL NOT GENERATE SIGNIFICANT TRAFFIC, NOISE, VIBRATION, SMOKE, FLUMES, ODORS, DUST, GLARE OR LIGHT.

4. Impact of Traffic

The location of the proposed conditional land use within the zoning district shall minimize the impact of the traffic generated by the proposed use. In determining whether this requirement has been met, consideration shall be given to the following:

- a. Proximity and access to major thoroughfares and other public streets.

NOT APPLICABLE

- b. Estimated traffic generated by the proposed use.

NOT APPLICABLE

- c. Proximity and relation to intersections.

NOT APPLICABLE

- d. Adequacy of driver sight distances.

NOT APPLICABLE

- e. Location of and access to off-street parking.

NOT APPLICABLE

- f. Required vehicular turning movements.

NOT APPLICABLE

- g. Provisions for pedestrian traffic.

NOT APPLICABLE

5. Adequacy of Public Services

The proposed conditional land use shall be located so as to be adequately served by essential public facilities and services, such as highways, streets, police and fire protection, drainage systems, water and sewage facilities, and schools, unless the proposal contains an acceptable plan for providing necessary services or evidence that such services will be available by the time the conditional land use is established.

Only a minimal level of public services will be necessary to support this facility.

6. **Protection of Site Characteristics**

The conditional use shall preserve and incorporate the site's important architectural, natural and scenic features into the development design.

The use will not have a negative impact on site characteristics.

7. **Compatibility with Natural Environment**

The proposed conditional land use shall be compatible with the natural environment and conserve natural resources and energy, and cause minimal adverse environmental effects.

THE TOWER FACILITY WILL HAVE A VERY SMALL DEVELOPMENT FOOTPRINT.

8. **Compatibility with the Master Plan and Intent of Zoning Ordinance**

The proposed conditional land use shall be consistent with the general principles and objectives of the City's Master Plan and shall promote the intent and purpose of this Ordinance and of the use district.

THIS FACILITY IS COMPATIBLE WITH THE MASTER PLAN AND THE INTENT OF THE ZONING ORDINANCE.

STAFF RECOMMENDATION

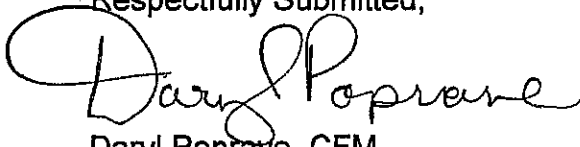
Upon careful review of the requested conditional land use permit staff recommends approval of the request with the following contingencies:

1. The cellular tower complies with the 120 foot height prescribed by the Zoning Ordinance unless a variance is granted by the ZBA.
2. The equipment shelter is setback at least 25 feet from the front property line as required by the Zoning Ordinance.
3. All barbed wire is removed from the proposed site fence.
4. The access driveway is constructed of sufficient material to support a 60,000 lb. fire apparatus in all weather conditions.
5. The maintenance/removal affidavit is provided to the City Attorney prior to Conditional Use Permit approval.

PLANNING COMMISSION ACTION

Staff currently anticipates that the Planning Commission will take action on this request, formulating a recommendation to the City Council, during its regular meeting of May 23, 2006. We further anticipate that on June 12, 2006 the City Council will set a public hearing on this matter. Given statutory notification and publication requirements, the City Council hearing will likely be scheduled for June 26, 2006. In addition, preceding the Planning Commissions recommendation the petitioner will be seeking relief of the height restrictions from the Zoning Board of Appeals on May 9, 2006. Please note that these dates are merely preliminary and may be adjusted due to Planning Commission action and City Council agenda scheduling.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Daryl Poprave". The signature is written in black ink and is positioned above the printed name.

Daryl Poprave, CFM
City Planner



MEMORANDUM

DATE: May 18, 2006

SUBJECT: Conditional Use Permit

APPLICANT: Verizon Wireless

PROPOSED: 140 ft. tall monopole cellular tower

LOCATION: Elisenal north of Home Depot

AREA: 26.81 Acres

ZONING: Regional Commercial

ADJACENT ZONING: North – Industrial A
East – Regional Commercial
South – Regional Commercial
West – Regional Commercial

ADJACENT DEVELOPMENT: North – Vacant/Retail
East – Retail
South – Retail
West – Retail

Please find attached comments from the public hearing conducted with respect to this matter on May 9th.

The proposed tower is north of Elisenal Drive and north of Wal-Mart. It is just north of Jacob 's Drain. The zoning map shows this property is zoned RC. It does back up to some residential. For the most part, it is surrounded by like retail uses. It even has some industrial to the north. They are leasing a parcel that is 26 acres in size.

The non-discretionary standards for cellular towers are listed in the zoning ordinance. It meets all the FAA standards. They are requesting a 140' tall tower and a 30 sq. ft. storage shed. 120 feet is the maximum height for a cell tower so they will have to go before the Zoning Board of Appeals for the additional height.

If they are successful before the ZBA, they can go ahead with the request for 140 feet. They do meet the minimum setbacks. The access is being taken from a 20-foot wide driveway back from Elisenal Drive. The type of driveway has not been described on the site plan, however, it will have to be able to support the weight of emergency vehicles that might have to get back there. The maintenance and removal affidavit is being worked on by city staff and Mr. LaBelle.

There are several contingency items listed in the staff report for this conditional use permit.

There is a setback requirement from residential that is equal to the pole's height. This will have to be clarified prior to the Planning Commission's vote on this conditional use permit.

Rob LaBelle is representing Verizon Wireless. Mr. LaBelle showed a map of the current coverage for the area. As a result of this tower, there will be good coverage for this area of the city. They have had numerous complaints that there is poor coverage for cellular service in this area. They are looking for a 140 ft. monopole to improve coverage and also in order to promote co-location. It will allow other users to place their transmitters on this tower instead of adding additional poles in this area. This tower is significantly away from residential developments. The tower itself is similar to other towers in the area. There are some existing towers in the area and they have looked to co-locate on those. They are either too short or unable to support another co-location on the existing towers.

Ms. Svenson asked about the existing poles. Mr. LaBelle stated the existing poles are 120 feet or less in this area. They will meet the standards for the driveway for emergency vehicles. They would like to begin construction immediately. They have already purchased the tower and are already leasing this land. The height of the antennae is 96 inches, which is 8 feet. They are attached 4-5 feet below the top of the tower.

Pete Sivia, 2425 North Jefferson, spoke in support of this tower. He lives in this area where there is poor coverage. He operates his business through his cell phone. Business customers want high speed service and good coverage areas. This will greatly benefit the business customers in this area.

Tom McCann, 3310 Jefferson Avenue. He carries a cell phone and he can verify there is very poor coverage in this area.

No one spoke in favor of or in opposition to this request.

**MINUTES OF THE MEETING OF THE PLANNING
COMMISSION,
WHICH TOOK PLACE ON TUESDAY, MAY 23, 2006,
7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. Roll Call

PRESENT: Eyre, Jocks, Mead, Rapanos, and Senesac

ABSENT: Kozakiewicz, Gaynor and Svenson

OTHERS PRESENT: Jon Lynch, Assistant City Manager; Daryl Poprave, City Planner; Cheri Standfest, Community Development Specialist and 12 others.

2. Approval of Minutes

Regular Meeting of May 9, 2006.

It was moved by Mead and supported by Jocks to approve the minutes of May 9th. The minutes were unanimously approved.

3. Public Hearing

a. Site Plan No. 253 – Consideration of a petition initiated by Three Rivers Corporation, on behalf of Members First Credit Union, for approval of a site plan including a 21,215 square foot building addition on 3.11 acres located at 600 West Wackerly Street.

The City Planner showed Site Plan No. 253. The site is currently occupied by Members' First Credit Union, across from the 555 Medical Office facility. The property is zoned RC. Across the street is a fair amount of office service. South of the office service is various residential from RB to RA-1. This site plan is for the 21,215 sq. ft. office building. The current building is located to the west of the proposed addition. They are going to add the building to the east along with a lot of parking and some storm water detention. They will move the eastern most curb cut further to the east. Directly adjacent to that is a doctor's medical office. The front yard setback requirement is 25 feet. This building will be set back 90 feet from the front property line. They will save approximately four existing trees. They will be landscaping heavily. There is no sidewalk on the W. Wackerly frontage. It is all on the south side of W. Wackerly Road. Parking is based on two use categories, the first floor is based on the banking category. The second story is based on the office category. The second story and the basement are just used as offices for the credit union. The ordinance requires 116 spaces and they show 112 spaces. Storm water detention is located on the east side of the site. Because they are surrounded by like uses, there is no additional screening required.

Randy Sherman, Three Rivers Corporation, 1901 Trailwood Circle, Midland. He stated he has nothing more to add. The lower level will be used for the storage of records. There is no plan to lease space to another tenant. The old landscaping will meet the requirements of the new ordinance. There will not be a significant difference between the two landscaped areas. There are plenty of trees on the property. The landscaping exceeds the current ordinance requirements.

No one spoke either in favor of or in opposition to this request.

b. Zoning Text Amendment No. 143A – Consideration of a petition initiated by City staff to a zoning text amendment to allow for conditional rezoning of property.

This topic arose out of the April 2006 training session for the Planning Commission. The topic of discussion is referred to as "conditional rezoning". The terminology is not reflected in the act that allows for this tool. There has been quite a bit of discourse in the planning profession as to what this should be called. Conditional zoning, conditional rezoning, conditional use are all terms that have been used for this. Conditional Rezoning has been allowed by Public Acts 577, 578 and 579. Public Act 579 amends the City and Village Zoning Act. It was signed by Governor Granholm in January, 2005. It requires the voluntary initiation by the property owner. It specifies a time period to satisfy the conditions. It discusses the reversion to the previous zoning if the conditions are not satisfied. The Act is rather brief. It left open several questions regarding the tool. What is the technique called? Can uses not permitted in the district be allowed via conditional zoning? Are other approvals (site plan, variance, conditional use) still required? Can off-site improvements be required as a condition?

What is the relationship to the master plan? Is reversion automatic if approved development does not proceed? Can a site plan be required in conjunction with a conditional rezoning application? Can the conditions ever be changed after they are approved?

Over the last year or so, planning commissions have struggled with these open issues. They have attempted to find resolution to these open issues. They have decided to allow specific ordinance language that is used for the planning tool. Staff has provided a draft of an ordinance amendment that would modify the provisions of Article 30 of our zoning language. Article 30 – Section E.

When a petitioner presents a rezoning request, he usually has something specific in mind. It is not uncommon for a petitioner to stand before you and tell you how they desire to use the property once the zoning is changed. They may even present a site plan for the new use. However, staff continues to tell the Planning Commission that, once the zoning is changed, they can place any use allowed in that district on that property. There are 12 sections to this article:

1. Intent
2. Application and Offer of Conditions
3. Planning Commission Review
4. City Council Review
5. Approval
6. Compliance with Conditions
7. Time period to Establish Use
8. Reversion of Zoning
9. Subsequent Rezoning of Land
10. Amendment of Conditions
11. City Right to Rezone
12. Failure of Offer Conditions

No one spoke either in favor of or in opposition to this zoning text amendment.

4. Public Comments (not related to agenda items)

None

5. Old Business

a. Site Plan No. 252 – Consideration of a petition initiated by Helger Construction Company, on behalf of Feeny Chrysler, for approval of a site plan including a 13,000 square foot body and paint shop on 7.13 acres located at 7400 Eastman Avenue.

Mr. Poprave provided a summary of the information from the public hearing. The site is located at 7400 Eastman Avenue. It is located on the east side of Eastman Avenue, across from the Fairgrounds, north of Joe Mann Blvd. It is located directly north of the Meijer store.

The site plan is a 1300 sq. ft. body shop and wash bay. This site was previously constructed in 1999. All of the site features were constructed at that time. There is not a lot of new additional site work for review.

Mr. Eyre asked about the signage on the property. The staff report indicates they already have more signage than is permitted. Mr. Poprave stated that if they wanted additional signage on the building, they would have to amend what they have or seek a variance from the Zoning Board of Appeals.

Sean, of Helger Construction represented the petitioner. There is some new signage above the new doors. They will not be added, they are only there on

the site plan to depict where the bays will be. No one spoke either in favor of or in opposition to this petition.

Mr. Rapanos stated he feels the applicant seems to have met all the requirements and he is in favor of the project. Mr. Mead agreed with Mr. Rapanos. This looks very nice and he feels it will be a nice addition to the existing facility. Mr. Eyre agreed, as did Mr. Jocks. Mr. Senesac asked about the four contingencies listed in the staff report. Mr. Poprave stated they still apply.

It was moved by Eyre and supported by Rapanos to recommend approving Site Plan No. 252 with the following contingency items:

1. Stormwater detention system is re-verified to determine that it can handle the new runoff.
2. Verification that the private sanitary system will handle the additional capacities.
3. New and relocated exterior lighting shall be fully shielded and not exceed 1.0 foot candle of illumination at the property line.
4. Any new or restriped parking spaces must be delineated with "box" style striping.

The vote proceeded as follows:

YEA: Eyre, Jocks, Mead, Rapanos and Senesac

NAY: None

ABSENT: Gaynor, Kozakiewicz, Svenson

The motion was approved 5-0.

b. Conditional Use Permit No. 21 – Consideration of a petition initiated by Robert LaBelle on behalf of Verizon Wireless to approve a conditional use permit to allow construction of a 140' tall monopole tower located east of Elisenal Drive, north of Wal-Mart.

Mr. Poprave showed the proposed site. It is 135 feet in from the property line. The petitioner went through a zoning variance last Tuesday. The variance was granted from the Zoning Board of Appeals. They granted him 149 feet in height. This came from the FAA requirements that they could build up to 149 feet in height. The tower is approximately 135 feet from the zoning boundary. The petitioner would have to move the tower up to 14 feet to the west, depending upon the height of the tower. The road access to the tower would have to be plowed in the winter.

Mr. Rapanos asked about the fact that the land is leased. When cell towers are no longer needed, is there some requirement that these towers must be removed? Mr. Poprave stated that there is a condition that the towers are removed if they are no longer needed.

Mr. LaBelle spoke on behalf of the applicant. The total length of the access road is 120 feet. It is 20 feet wide. At either location on the site, they will be able to meet the requirements for setbacks for the tower. All the conditions will be satisfied by the

Planning Commission Minutes
May 23, 2006

cellular tower company. Currently, the zoning ordinance encourages 120 foot poles. That is why you are getting all the other poles out there. There is no co-location on these towers. In order to promote co-location, they will go to 140 feet at a minimum. They will agree co-location. They are required by the telecommunications act to allow co-location on their towers.

Mr. Mead asked how often these towers are maintained. The petitioner stated these towers require very little maintenance. They usually visit the towers about four times per year to check on it. They will arrange to have the road plowed in the winter. Mr. LaBelle stated they can get at least two more cellular companies on their tower. No one spoke either in favor of or in opposition to this request.

Mr. Mead stated the petitioner seems to have answered all the questions they had at their last meeting. Mr. Rapanos stated this looks like another clean site plan and he is in favor of this for the community. Mr. Eyre and Mr. Jocks agreed.

It was moved by Mead and supported by Eyre to approve Conditional Use Permit No. 21 along with the following contingency items:

1. The equipment shelter is setback at least 25 feet from the front property line as required by the Zoning Ordinance.
2. All barbed wire is removed from the proposed site fence.
3. The access driveway is constructed of sufficient material to support a 60,000 lb. fire apparatus in all weather conditions.
4. The maintenance/removal affidavit is provided to the City Attorney prior to Conditional Use Permit approval.
5. The petitioner agrees to co-location requirements set forth in the Zoning Ordinance.

The vote proceeded as follows:

YEA: Eyre, Jocks, Mead, Rapanos and Senesac
NAY: None
ABSENT: Gaynor, Kozakiewicz and Svenson

The motion was approved 5-0.

6. New Business

Site Plan No. 253 – Consideration of a petition initiated by Three Rivers Corporation, on behalf of Members First Credit Union, for approval of a site plan including a 21,215 square foot building addition on 3.11 acres located at 600 West Wackerly Street.

They would like to see this petition acted upon tonight because it would give them two extra weeks in the construction season. It could be taken up by City Council at their June 12th meeting.

Mr. Mead stated he thinks he can deal with this tonight. However, there are three members of the commission that are absent tonight. He feels the process of having two weeks between the petition presentation and the deliberation is a good process. It gives the commissioners the opportunity for additional input as well as members of the public an opportunity to provide input. Mr. Jocks stated he thinks this site plan fits in with the surrounding property. This site plan is fairly straight forward and the commissioners can deal with this in a timely manner.

It was moved by Mead and supported by Eyre to move ahead with the Member's First Credit Union site plan approval:

The vote proceeded as follows:

YEA: Eyre, Jocks, Mead, Rapanos and Senesac
NAY: None
ABSENT: Gaynor, Kozakiewicz and Svenson

The motion was approved 5-0.

Mr. Rapanos stated this is another good site plan. The petitioner is prepared and has taken care of all the concerns from staff. Mr. Eyre stated that all the conditions are fairly straight forward and he is in support of this site plan. Mr. Mead stated this adds to the neighborhood and he is also in favor of this site plan. Mr. Jocks agreed.

It was moved by Eyre and supported by Rapanos to recommend approval of Site Plan No. 253 with the stated contingencies.

The vote proceeded as follows:

YEA: Eyre, Jocks, Mead, Rapanos and Senesac
NAY: None
ABSENT: Gaynor, Kozakiewicz and Svenson

The motion was approved 5-0.

7. Communications

None

- 8. Report of the Chairman** - Mr. Senesac discussed the meetings held last week for additional public input on the master plan. Approximately 30 people attended these meetings at the Holiday Inn. There were many people there who would not have been at City Hall.

The Chairman stated he will appoint the nominating committee at the next meeting.

There is a meeting for the Master Plan on Thursday, June 1st and this will be

primarily to discuss traffic issues. The public is invited to provide input at this meeting.

9. Report of the Planning Director

CITY COUNCIL

June 12th

PUBLIC HEARINGS

- Petition No. 530 – Consideration of a petition initiated by John Rapanos to rezone approximately 10 acres located at 4203 East Ashman Street from Industrial zoning to Residential B zoning.
- Conditional Use Permit No. 22 – Consideration of a petition initiated by Tom McCann to approve a conditional use permit to allow placement of a single family home on property zoned Office Service located at 416 George Street.

ACTION ITEMS

- Site Plan No. 252 – Consideration of a petition initiated by Helger Construction Company, on behalf of Feeny Chrysler, for approval of a site plan including a 13,000 square foot body and paint shop on 7.13 acres located at 7400 Eastman Avenue.
- Conditional Use Permit No. 21 – Set public hearing to consider a petition initiated by Robert LaBelle on behalf of Verizon Wireless to approve a conditional use permit to allow construction of a 140' tall monopole tower located east of Elisenal Drive, north of Wal-Mart. (public hearing June 23rd)

June 23rd

PUBLIC HEARINGS

Conditional Use Permit No. 21 – Set public hearing to consider a petition initiated by Robert LaBelle on behalf of Verizon Wireless to approve a conditional use permit to allow construction of a 140' tall monopole tower located east of Elisenal Drive, north of Wal-Mart.

ACTION ITEMS

- Site Plan No. 253 – Consideration of a petition initiated by Three Rivers Construction, on behalf of Members First Credit Union, for approval of a site plan including building and parking additions on 2.2 acres located at 600 West Wackerly Street.
- Zoning Text Amendment 142A – Set a public hearing for consideration of a petition initiated by staff to include conditional rezoning in the City of Midland Zoning Ordinance. (public hearing July 24th)

PLANNING COMMISSION

June 1st

Master Plan

- Traffic Conditions
- Presentation regarding non-motorized transportation

June 13th

PUBLIC HEARINGS

ACTION ITEMS

- Site Plan No. 253 – Consideration of a petition initiated by Three Rivers Construction, on behalf of Members First Credit Union, for approval of a site plan including building and parking additions on 2.2 acres located at 600 West Wackerly Street.
- Zoning Text Amendment 142A – Consideration of a petition initiated by staff to include conditional rezoning in the City of Midland Zoning Ordinance.

June 27th

PUBLIC HEARINGS

None

ACTION ITEMS

None

ZONING BOARD OF APPEALS

May 16th

No. 06-04 – Randy Sherman on behalf of Midland Center for the Arts (Midland County Historical Society) for area/dimension variances to permit the addition of a 32 s.f. ground sign on property located at 3417 West Main Street. (approved)

No. 06-05 – Robert LaBelle on behalf of Verizon Wireless for an area / dimension variance to permit a 140' tall monopole on property located at 1100 Joe Mann Boulevard. (approved to 149')

PENDING ADMINISTRATIVE SITE PLAN REVIEWS

Firehouse Soft Wash – a 5,100 s.f. car wash facility located on 1.83 acres, south of Joe Mann Blvd. and east of McDonald Nursery.

DIRECTOR'S NOTES

The City Council will be interviewing candidates for Boards and Commissions on Tuesday, May 30th.

Mr. Poprave stated the Planning Commission will get the existing land use draft map would be presented to you on June 1st.

1415 S. Saginaw Road – They are going to demolish that restaurant and build an Advance Auto Parts store at that location.

After the ZBA public hearings, they made a text interpretation on the existing ordinance that, in the future, Section 3.16 should be a decision that is recommended by the Planning Commission and affirmed by the City Council as the condition of a waiver. The Planning Commission could recommend a waiver of the height requirement in the ordinance.

10. Adjourn

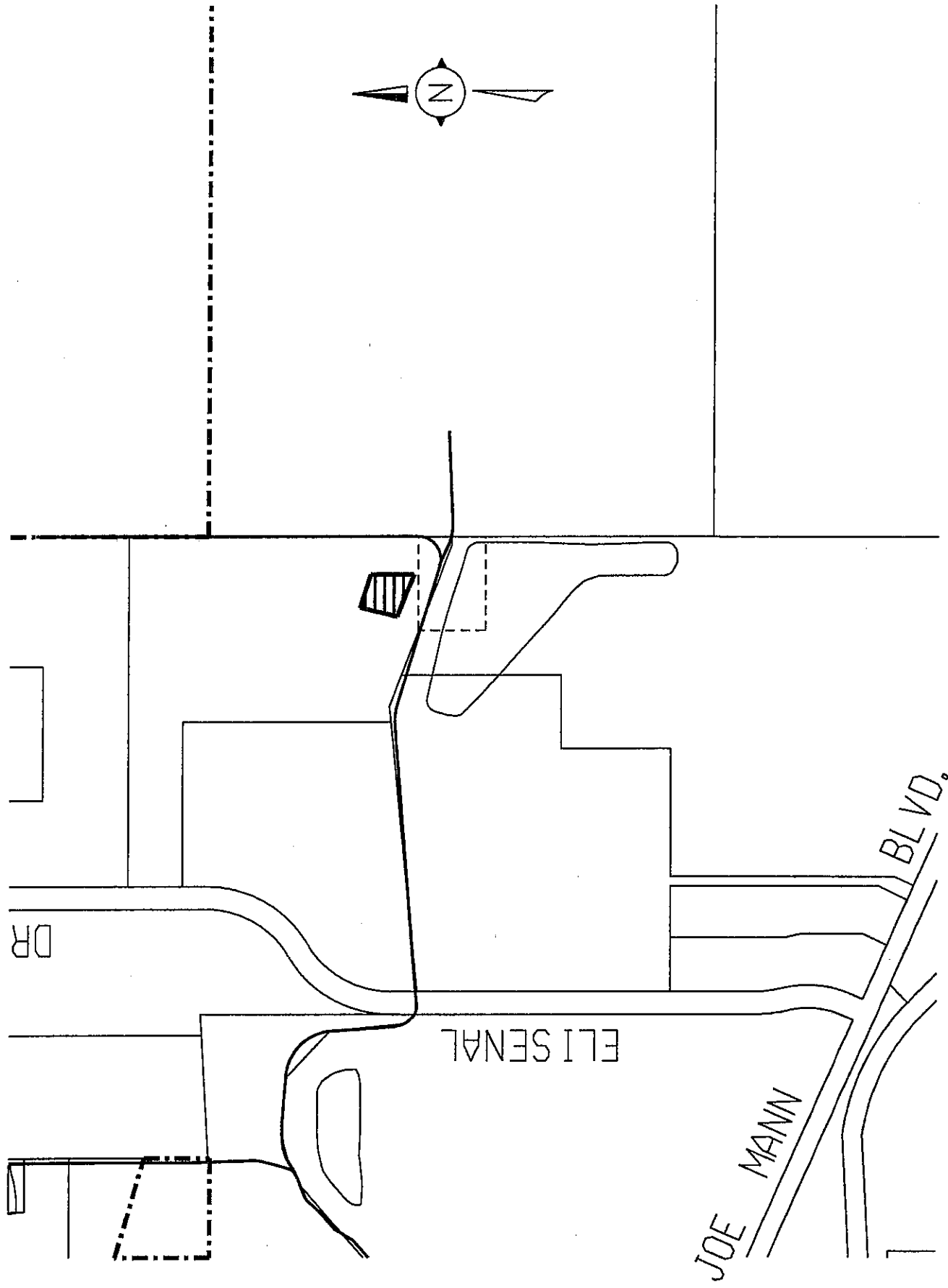
Adjournment at 8:20 p.m. was unanimously approved.

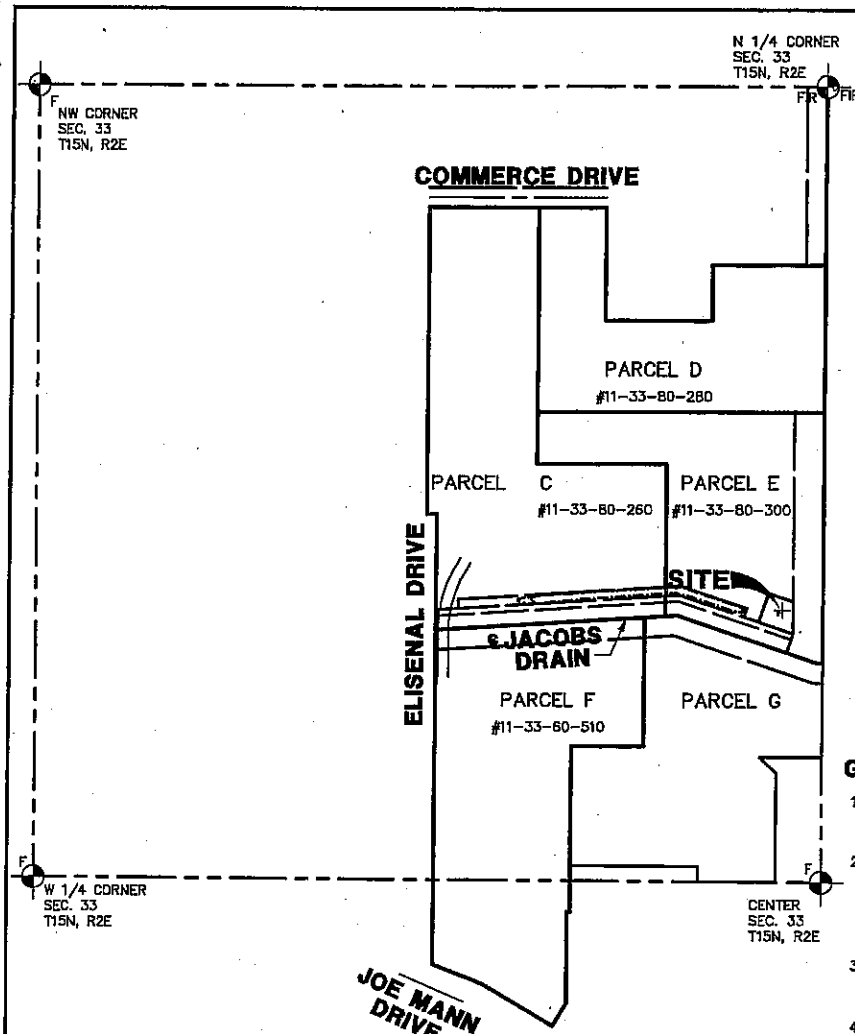
Respectfully submitted,

Jon Lynch
Assistant City Manager

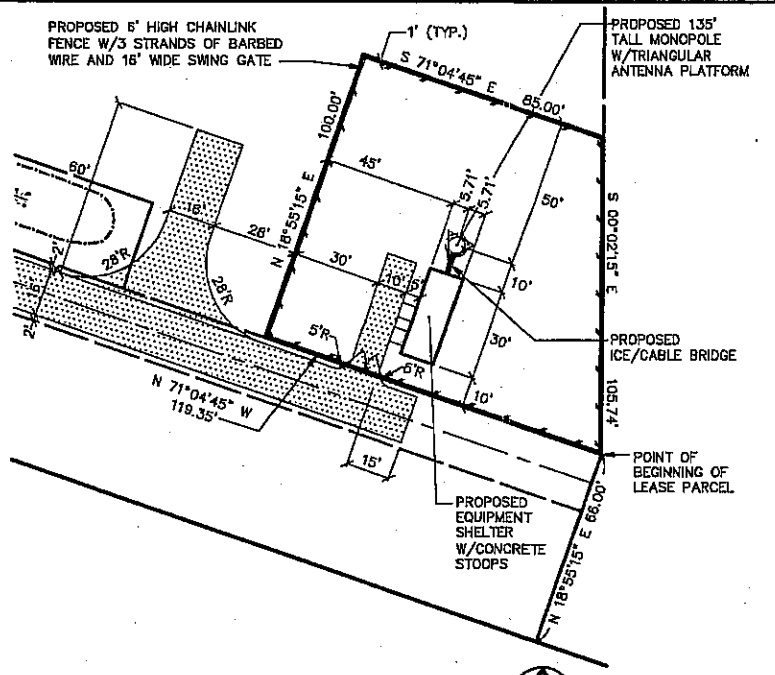
MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING
COMMISSION

CONDITIONAL USE PERMIT NO. 21





OVERALL PARCEL SKETCH
SCALE: 1"=300'



LEASE PARCEL DETAIL
SCALE: 1"=30'

GENERAL NOTES:

- All site work construction shall be in accordance with the current standards and specifications of City of Midland, where applicable.
- The proposed equipment shelter is to be a one story, computerized, unmanned, telephone exchange structure. All exterior walls are precast washed aggregate masonry. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
- The proposed equipment shelter is to have a security system monitored 24 hours per day. The shelter will also be constructed with bullet resistant materials.
- There is one, low wattage (150W), shielded, wall-mounted security light at the stoops of the shelter.
- There are no signs proposed for this project except for:
 - Emergency contact information purposes and FCC "call" sign placed on equipment shelter door;
 - FCC registration number located on fence gate.
- The cellular antenna and equipment shelter will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever.
- There are no toxic materials used by the Lessees on the site. They will not have any need for garbage disposal and pick-up.
- Maintenance personnel in van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
- The proposed drive shall consist of 3" of bituminous surface meeting current MDT specification for bituminous mix #13. It shall be placed over 10" of MDT 21AA crushed limestone aggregate over compacted subgrade. The subgrade shall be stripped free of all topsoil and organic material prior to placing aggregate base. Where poor subgrade soils are encountered, a woven geotextile fabric (Mirafi 500X or approved equal) shall be placed so that it is a minimum of 2 ft. wider and longer than the drive which is to be constructed over the poor soils.
- All areas inside of and to 1'-0" outside of the fenced area shall be covered with 3" of crushed limestone placed over "Typar" landscape fabric.
- The Contractor is to provide soil erosion control measures as needed or required by the local municipal agency having jurisdiction and as directed by the owner.
- There will be no changes in the existing drainage patterns. There will be no adverse effect on any existing storm sewer or drainage course due to the construction of this project.
- The site is not located in a 100 year floodplain per the current Federal Insurance Rate Map (FIRM) for this area.
- Lessee will contract to have the access road plowed in winter as required to maintain access to the leased site.

LEGAL DESCRIPTION OF OVERALL PARCEL
(By Others)

PARCEL C
That part of the West 1/2 of Section 33, T15N, R2E, City of Midland, Midland County, Michigan, described as:
Commencing at the North 1/4 corner of Section 33, T15N, R2E; thence S 00°02'15" E 1899.89 feet along the North-South 1/4 line to the centerline of Jacobs Drain; thence along the centerline of Jacobs Drain the following three courses: S 89°14'05" W 20.88 feet and N 71°04'45" W 480.45 feet and S 86°26'10" W 39.22 feet; to the POINT OF BEGINNING of the following described parcel:

thence continuing along the centerline of Jacobs Drain S 86°26'10" W 762.37 feet;
thence N 00°03'58" W (recorded as N 00°03'53" W) 382.47 feet;
thence S 87°45'07" W 31.40 feet;
thence N 00°04'00" W 1011.20 feet parallel with the West line of said Section 33;
thence N 89°57'59" E 361.37 feet parallel with the North line of said Section 33;
thence S 00°04'00" E 844.67 feet parallel with the West line of said Section 33;
thence N 89°57'59" E 430.95 feet parallel with the North line of said Section 33;
thence S 00°04'00" E 500.85 feet parallel with the West line of said Section 33 to the POINT OF BEGINNING; containing 16.29 acres of land, more or less.

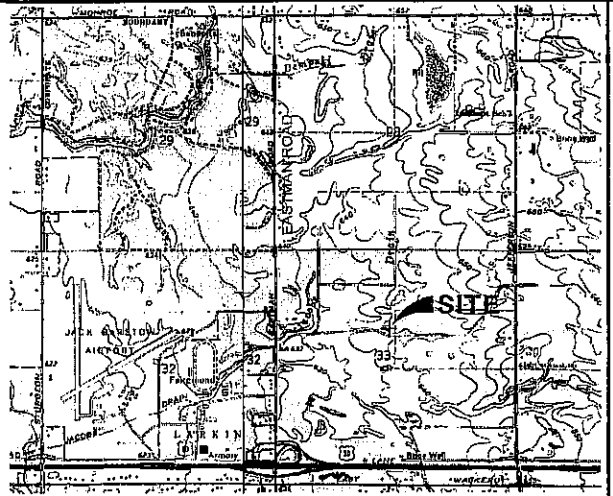
PARCEL E
That part of the West 1/2 of Section 33, T15N, R2E, City of Midland, Midland County, Michigan, described as:
Commencing at the North 1/4 corner of Section 33, T15N, R2E; thence S 00°02'15" E 1073.09 feet along the North-South 1/4 line to the POINT OF BEGINNING of the following described parcel:

thence continuing S 00°02'15" E 826.80 feet along the North-South 1/4 line of said section 33 to the centerline of Jacobs Drain;
thence along the centerline of Jacobs Drain the following three courses: S 89°14'05" W 20.88 feet and N 71°04'45" W 480.45 feet and S 86°26'10" W 39.22 feet;
thence N 00°04'00" W 500.85 feet parallel with the West line of said Section 33;
thence S 89°57'59" W 430.95 feet parallel with the North line of said Section 33;
thence N 00°04'00" W 172.57 feet parallel with the West line of said Section 33;
thence N 89°57'59" E 945.71 feet parallel with the North line of said Section 33 to the POINT OF BEGINNING; containing 10.52 acres of land, more or less.

LEGAL DESCRIPTION OF DETENTION POND EASEMENT

Commencing at the North 1/4 Corner of Section 33, T15N, R2E, City of Midland, Midland County, Michigan; thence S 00°02'15" E 1899.89 feet along the North & South 1/4 line of said Section 33 to the centerline of Jacobs; thence along the centerline of Jacobs Drain the following two courses: S 89°14'05" W 20.88 feet and N 71°04'45" W 106.33 feet; thence N 18°55'15" E 66.00 feet; thence N 71°04'45" W 169.35 feet to the POINT OF BEGINNING;

thence N 71°04'45" W 217.89 feet;
thence S 86°26'10" W 735.20 feet;
thence N 03°33'50" W 30.00 feet;
thence N 86°26'10" E 741.17 feet;
thence S 71°04'45" E 223.85 feet;
thence S 18°55'15" W 30.00 feet to the POINT OF BEGINNING, being a part of the N.W. 1/4 of said Section 33, T15N, R2E, City of Midland, Midland County, Michigan; subject to easements and restrictions of record if any.



VICINITY SKETCH
SCALE: 1"=2000'

LOCATION
LONGITUDE 84° 14' 16.4"
LATITUDE 43° 39' 52.3"
GROUND ELEV. @ TOWER BASE = 637.00

LEGAL DESCRIPTION OF LEASED PARCEL

Commencing at the North 1/4 Corner of Section 33, T15N, R2E, City of Midland, Midland County, Michigan; thence S 00°02'15" E 1899.89 feet along the North & South 1/4 line of said Section 33 to the centerline of Jacobs; thence along the centerline of Jacobs Drain the following two courses: S 89°14'05" W 20.88 feet and N 71°04'45" W 106.33 feet; thence N 18°55'15" E 66.00 feet to the POINT OF BEGINNING;

thence N 71°04'45" W 119.35 feet;
thence N 18°55'15" E 100.00 feet;
thence S 71°04'45" E 85.00 feet;
thence S 00°02'15" E 105.74 feet to the POINT OF BEGINNING, being a part of the N.W. 1/4 of said Section 33, T15N, R2E, City of Midland, Midland County, Michigan, containing 10,217.5 sq. ft. or 0.2346 acres of land, more or less, and subject to easements and restrictions of record, if any;

Together with a 20 foot wide easement (on Parcel "E") for ingress/egress and public utilities, whose centerline is described as follows:

Commencing at the North 1/4 Corner of Section 33, T15N, R2E, City of Midland, Midland County, Michigan; thence S 00°02'15" E 1899.89 feet along the North & South 1/4 line of said Section 33 to the centerline of Jacobs; thence along the centerline of Jacobs Drain the following two courses: S 89°14'05" W 20.88 feet and N 71°04'45" W 106.33 feet; thence N 18°55'15" E 56.00 feet to the POINT OF BEGINNING;

thence N 71°04'45" W 385.25 feet;
thence S 86°26'10" W 46.93 feet to the POINT OF ENDING, being a part of the N.W. 1/4 of said Section 33, T15N, R2E, City of Midland, Midland County, Michigan; and subject to easements and restrictions of record, if any;

Together with a 20 foot wide easement (on Parcel "C") for ingress/egress and public utilities, whose centerline is described as follows:

Commencing at the North 1/4 Corner of Section 33, T15N, R2E, City of Midland, Midland County, Michigan; thence S 00°02'15" E 1899.89 feet along the North & South 1/4 line of said Section 33 to the centerline of Jacobs; thence along the centerline of Jacobs Drain the following two courses: S 89°14'05" W 20.88 feet and N 71°04'45" W 106.33 feet; thence N 18°55'15" E 58.00 feet; thence N 71°04'45" W 385.25 feet; thence S 86°26'10" W 46.93 feet to the POINT OF BEGINNING;

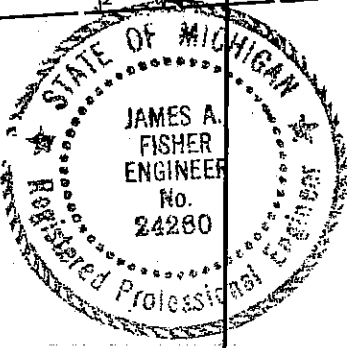
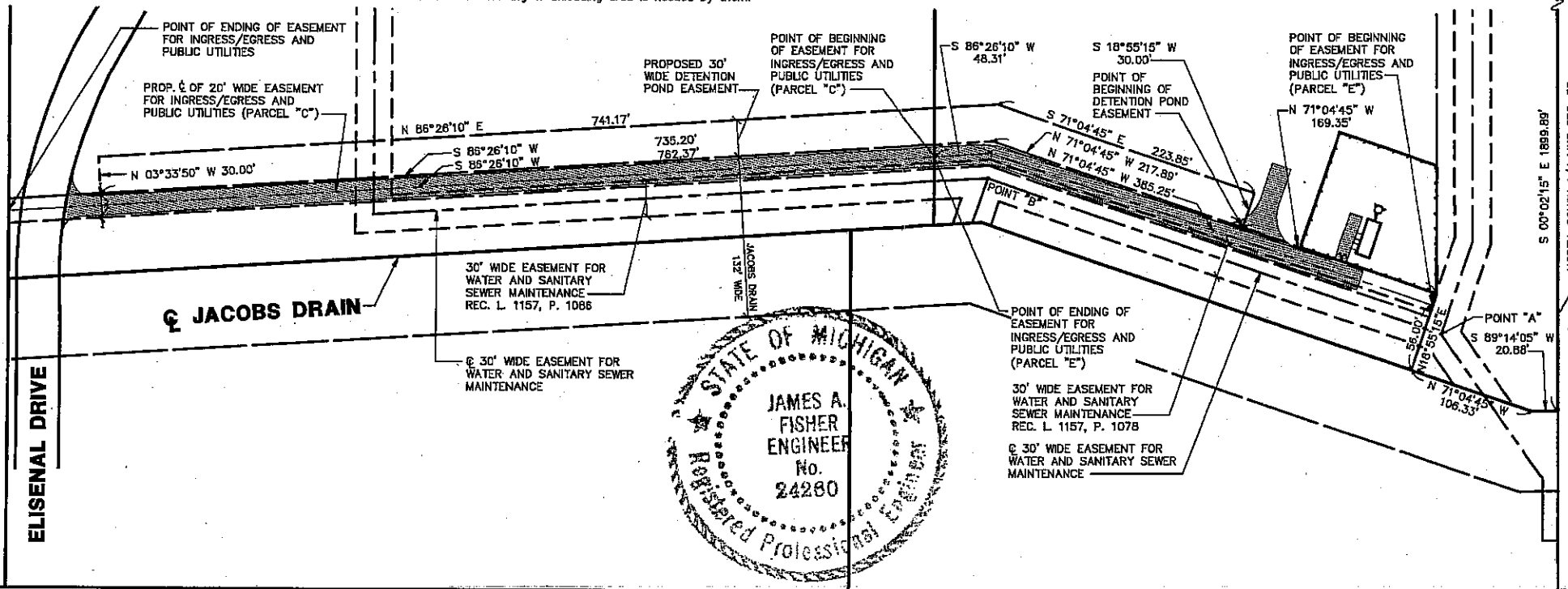
thence S 86°26'10" W 762.37 feet to the POINT OF ENDING, excepting any part taken, deemed or used for public road purposes, being a part of the N.W. 1/4 of said Section 33, T15N, R2E, City of Midland, Midland County, Michigan, and subject to easements and restrictions of record, if any;

NOTE
All bearings are based on True North as determined from global positioning system (GPS).

PROPERTY OWNER

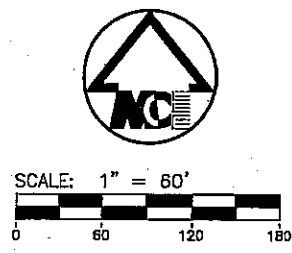
TAX PARCEL: (SEE OVERALL PARCEL SKETCH)
OWNER: DEAN F. JOHNSTON AND OTHERS
624 POSEYVILLE ROAD
MIDLAND, MICHIGAN 48640

PREPARED BY:
MIDWESTERN CONSULTING, L.L.C.
James A. Fisher
JAMES A. FISHER, P.E. #24280

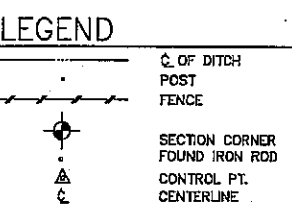


BENCHMARK

Rim of sanitary manhole located on the north side of Jacobs Drain approximately 775 feet east of the centerline of Commerce Drive West.
Elevation: 634.49 (USGS & NAVD 1988 Datums)



3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171



MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
3815 Plaza Drive
Ann Arbor, Michigan 48108
734.995.0200 Fax 734.995.0599

verizon wireless
APPLICANT/LESSEE:
NEW BSA, A VERIZON WIRELESS PARTNERSHIP,
NEW VERIZON WIRELESS
2902 NORTHWESTERN HWY. SUITE 100
SOUTHFIELD, MI 48034
PHONE: (248) 918-3000

verizon wireless
CITY OF MIDLAND, MIDLAND COUNTY, MICHIGAN
SITE PLAN

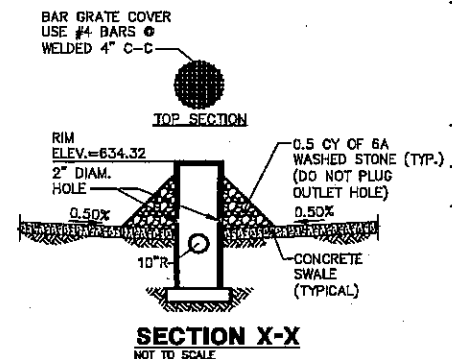
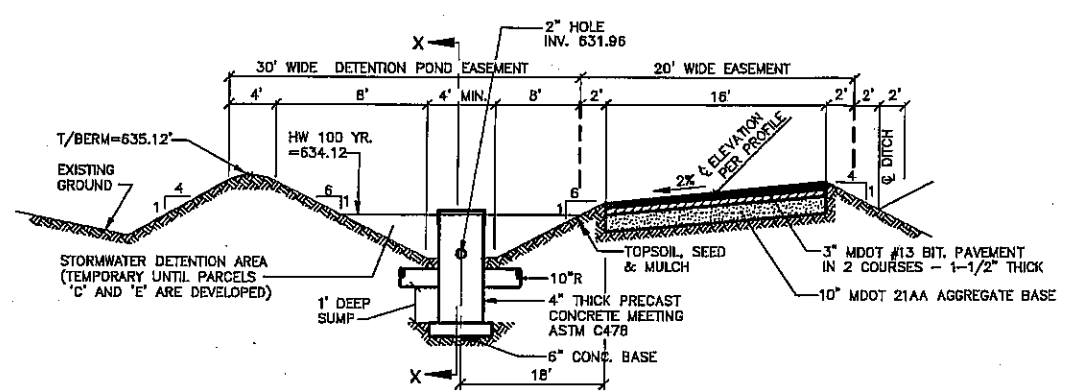
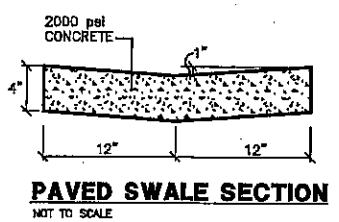
SITE #218

1

DATE: 02/02/04
SHEET 1 OF 2
ENR: J.A.F., P.M. J.A.F.
2/18/04
2/18/04
2/18/04
2/18/04
2/18/04
2/18/04
2/18/04
2/18/04

7. REV. EASEMENT
8. REV. PARCEL ESENT LEGAL DESC.
11/12/04
10/19/04

JOB No. 94044-218
REVISION NO./DESCRIPTION/REV. DATE
1. REV. LEG. & PULL ESENT LEGAL DESC.
2. REV. ACCESS DRIVE PER FIRE DEPT.
3. LOWER TOWER HT.
4. REV. EASEMENT & 200 DET. POND ESENT



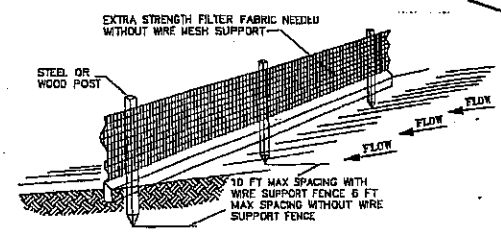
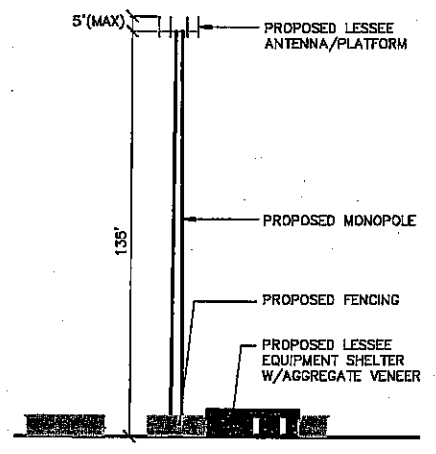
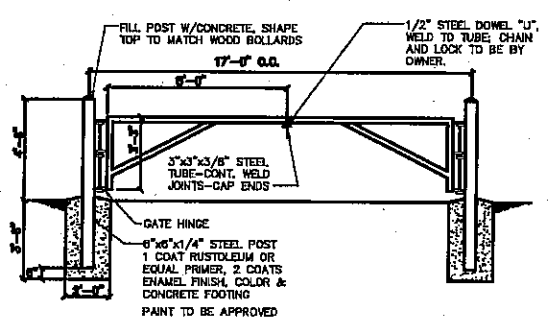
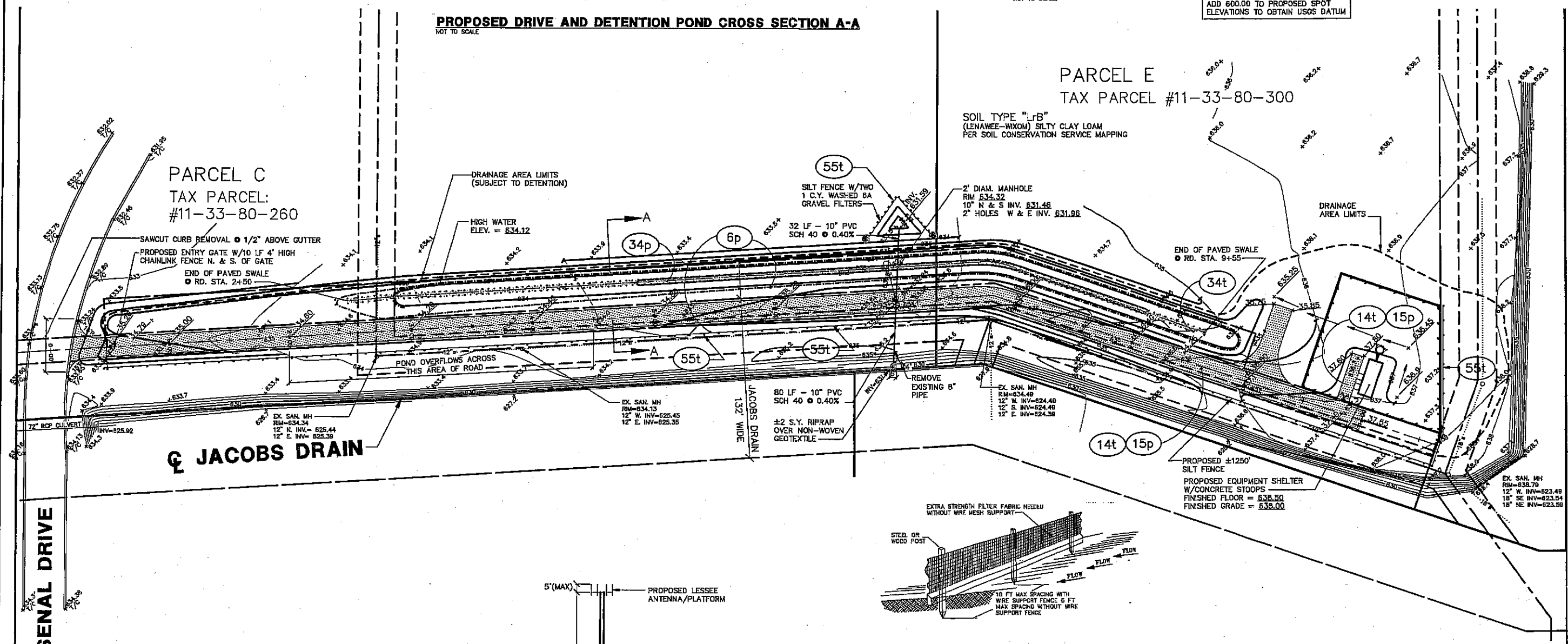
LEGEND

- 636 EXIST. CONTOUR
- 638 PROP. CONTOUR
- +636.2 EXIST. SPOT ELEVATION
- 36.80 PROP. SPOT ELEVATION
- CULVERT
- EXIST. SANITARY SEWER
- TOP OF CURB
- CL OF DITCH
- POST
- FENCE
- SECTION CORNER FOUND IRON ROD
- CONTROL PT. CENTERLINE
- PROP. BIT. PAVEMENT SURFACE

NOTE: ADD 600.00 TO PROPOSED SPOT ELEVATIONS TO OBTAIN USGS DATUM

SCALE: 1" = 40'

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171



- NOTES:**
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SOIL EROSION CONTROL MEASURE

t = temporary
p = permanent

6	SEDIMENT WITH MESH AND/OR MATING	34	SEDIMENT BASIN
14	AGGREGATE COVER	55	DETENTABLE SILT FENCE
15	PAVING		

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
3815 Plaza Drive
Ann Arbor, Michigan 48108
734.985.0200 Fax 734.985.0599

verizonwireless

APPLICANT/LESSEE:
NEW PARK DELAWARE LIMITED PARTNERSHIP,
50 YERON WHEELS
2835 NORTHWESTERN HWY. SUITE 100
SAUTFIELD, M. 48034
PHONE: (248) 915-3000

SITE #218

2

JOB No. 94044-218

DATE: 02/02/04
SHEET 2 OF 2
ENR: J.A.F. PK: J.A.F.
ENR: A.S.B. ENR: A.S.B.
ENR: K.A.W. ENR: K.A.W.
ENR: S.M.B. ENR: S.M.B.
ENR: D.A.L. ENR: D.A.L.
ENR: J.P.S. ENR: J.P.S.