

**MINUTES  
GOLDEN TOWNSHIP PLANNING COMMISSION  
OCTOBER 31, 2006**

Meeting called to order at 7:30 P.M. by Chairperson Lefler, Pledge of Allegiance recited.

Roll Call: Present; Wilson, Fuehring, Lefler Whitney, Kolenda, Terryn, Ferwerda, Schulte, Marciniak, and Zoning Administrator Whelpley. Absent; None.

Agenda: There were not changes in the agenda as presented.

Minutes of the September 26, 2006 meeting: Motion by Fuehring, supported by Wilson to approve the 9-26-06 meeting minutes as presented. All Ayes, motion carried.

New Business:

a. Public Hearing for Verizon Wireless Communications Tower.  
Chairperson Lefler opened the public hearing. Whitney declared a conflict of interest as the tower will be placed on his father-in-law's property.

Z.A. Whelpley explained that because this tower was not being located on township property it required a Special Use Permit. The property is Zoned AR, Agriculture Residential.

Rob Labelle representing Verizon explained why this tower is needed and how this location was selected. He presented pictures showing the service qualities now and the anticipated qualities of service after the tower is in use.

Two letters in support from Glenn and Audrey Bearss, and Gary and Vivian Shaw were received and placed in the file. Judy Quinn Commented that there was no service at Silver Lake now and this looked like there would not be much improvement. Mr. Labelle stated that Verizon was required to provide service to that area and if there was no service they would look into other ways to get service there.

Chairperson Lefler closed the public hearing.

Deliberation: Lefler pointed out that the documents referred to Hart instead of Golden Township, Mr. Labelle said that could be changed. Hart is the area name for the project. Fuehring wanted to know if Verizon will continue to own the tower. Mr. Labelle said that they would but could sell it but that was unlikely. Lefler questioned the setback on the west side at 143 feet instead of the 187 feet required. Mr. Labelle stated that the site was chosen for the least impact on the existing orchard. An Easement could be placed on the other parcel to meet the setback. Motion by Fuehring, supported by Wilson to approve the Special Use Permit to Verizon for a 250 foot Wireless Communications Tower in Accordance with Sections 13.6, 13.7 and 13A, with the following conditions: 1. An

easement on non-leased property to accommodate the required setback. 2. A statement that Verizon owns and is responsible for the tower. 3. The name of Golden Township be placed on all pertinent documents. Fuehring yes, Wilson yes, Kolenda yes, Ferwerda yes, Marciniak yes, Schulte yes, Terryn, yes Lefler yes. Motion carried.

Motion by Kolenda supported by Marciniak to approve the site plan in accordance with Section 12.10 and 12.11 with the conditions of the Special Use Permit being met. Kolenda yes, Marciniak yes, Ferwerda yes, Wilson yes, Fuehring yes, Schulte yes, Terryn yes, Lefler yes. Motion carried.

Whitney rejoined the commission.

- b. Site Plan Review for Sid and Sue Smith. Smiths want to build a 32x64 accessory building on property at Silver Lake zoned RC, Resort Commercial. Motion by Fuehring supported by Kolenda to approve the site plan for Sid and Sue Smith for a 32x64 Accessory building on lots 16,17 37,38 of Brubaker's Plat in accordance with Section 12.11. Fuehring yes, Kolenda yes, Marciniak yes, Wilson yes, Schulte yes, Terryn yes Whitney yes, Ferwerda yes, Lefler yes. Motion carried.

Old Business: Ordinance Amendments

Lefler commented that the process for the new C-1 zoning District should be started if all were satisfied with it so the construction could start as soon as possible. Motion by Wilson supported by Fuehring to set a public hearing for the November 28, 2006 meeting. All Ayes motion carried.

Discussion was held on changing the minimum dwelling width to 14 feet instead of 28 feet and set the size at 950 sq. feet to be less restrictive. It was felt that it can be looked at. Road Committee member Walsworth is to talk to the road commission about them taking over more roads if we eliminate private roads.

There being no further business to conduct meeting adjourned at 8:40 P.M.

Respectfully Submitted,

Jake Whelpley Acting Recording Secretary