

**CITY OF GRANDVILLE
PLANNING COMMISSION MINUTES
DECEMBER 7, 2011**

The meeting was called to order in the Council Chambers at 7:02 p.m. by Chair Nicely.

PRESENT: Perri Hartwell, Gene Lasarge, Steve Maas, Craig Nicely, Bob Poll, and Steve Zinger

ABSENT: Jack Bengtson

ALSO PRESENT: Kenneth Krombeen, City Manager
Matthew Butts, Assistant City Manager
Rhonda Diekman, Recording Secretary

Motion by Poll, seconded by Zinger, passed unanimously, to approve the December 7, 2011 meeting agenda as presented.

Motion by Zinger, seconded by Lasarge, passed unanimously, to approve the November 2, 2011 meeting minutes as presented.

NEW BUSINESS

1. Public Hearing – CWD Grandville-1, LLC, 2980 44th Street, PUD rezoning

Butts gave a brief review of the application and his recommendation. He explained that on November 28, 2011 the city council amended the PUD to a 88,000 square foot second anchor store.

Present was Scott Wierda, managing partner of CWD, 15 Ionia SW, Suite 630, Grand Rapids, Michigan, 49503. He explained the construction site events to date. He stated the first major anchor store should be open in October, 2012. He posted display boards showing the exterior of "Building L," showing it will match the other buildings in the complex.

Chair Nicely opened the public hearing at 7:08 p.m. There were no public comments.

Motion by Maas, seconded by Zinger, passed unanimously, to close the public hearing at 7:09 p.m.

Motion by Zinger, seconded by Maas, passed unanimously, to approve the rezoning as presented.

2. Public Hearing – 3934 Wilson (Grandville Christian Elementary)
requested by Haley Law Firm on behalf of T-Mobile; SLU

Butts gave a brief review of the application and explained the requirements of a special land use. He stated his office has received written correspondence from neighbors. He explained that the Federal Telecommunications Act of 1996 prohibits the PC from making a decision based on the claim of RF emissions.

Attorney Wally Haley, representing T-Mobile, explained the need for signal needs in the area of the proposed site. He stated he specializes in telecommunications and tower placement. He said AT&T is also interested in co-locating on the proposed monopole. He recommends surrounding the proposed site with wood or vinyl fencing and landscaping to hide the equipment.

The aesthetic properties of the proposed monopole were discussed, as well as the spacing of the antennas, maximum coverage area and future technology. Lasarge expressed concern for children's safety during the construction period and Haley explained how it would be handled. Haley said that placement of the monopoles on school properties is preferred, as they are open spaces in urban locations. He explained the engineering and design of the monopoles.

Chair Nicely opened the public hearing at 7:55 p.m.

Janet Chan, 3855 40th Street, explained her back yard faces the proposed monopole. She said her kids are in the yard year around and will have to look at the monopole. She expressed her issue with the FCC standards with the strength of signal. She had safety concerns for her small children and others living in her area. She was concerned with the impact it would have on the nature and property values.

Judy Zeppa, 3868 Omaha SW, stated she is 236 feet from the proposed monopole site. She had health concerns. Butts reminded everyone of the Federal Telecommunications Act of 1996 prohibition of consideration based on RF emissions.

Greg Stacey, 3843 40th Street, explained how he enjoys the nature in his neighborhood and doesn't want to see a tower. He asked how big the tower would be at its base. Haley explained that the entire sight would be enclosed in a 40 by 40 square foot area. Stacey had concerns with property values. He asked if the proposed monopole could be placed near the mall. Haley explained that the proposed placement would address the lack of signal in the residential areas.

Marve Michaels, 3852 E. Omaha SW, stated the schools have been a good neighbor to him until now.

Mike Dertien, 3804 Omaha SW, asked if the tower was abandoned would it be removed. Butts stated that by city ordinance the tower owner would have to remove it if it was not being used.

Dave Bristol, 3708 Omaha SW, asked about the aesthetics of the proposed monopole, how tall was it going to be, and had coverage concerns. Haley explained that it was mandated that the proposed monopole use be offered to other carriers and that co-location standards exist.

Linda Herrema, 3884 Omaha SW, expressed concern with the wet land areas near the proposed monopole site. She said her yard floods and was worried the proposed monopole would cause more water to run her way. Haley explained the base of the site would be gravel and would not affect drainage in the area.

Greg Zeppa, 3868 Omaha SW, asked why the proposed monopole was turned down a few years ago. Butts explained the applicant withdrew the previous application. Haley confirmed that it was withdrawn due to T-Mobile's instructions to hold off building any future sites at that time. Zeppa asked if the monopole could be placed in front of the school.

Hing Chan, 3855 40th Street, stated he lives in a natural area near wetlands. He had concerns for the nature and had health concerns.

Motion by Poll, seconded by Zinger, passed unanimously, to close the public hearing at 8:17 p.m.

Haley was asked if other sites were considered. He explained that T-Mobile did seek alternate areas, towers, and water tanks for placement. He said that it would be more cost-effective to co-locate than to build a new tower.

Tax revenues from the tower were discussed. Krombeen explained how personal property tax works. He said that T-Mobile was being taxed for other monopoles within the city.

Safety for children, tower placement on adjacent non-school properties, and separation requirements were discussed. Haley was asked if the proposed monopole was relocated on the site would it have less impact on residents. He said he would have to research that. The proposed monopole could be made to look similar to a tree (monopine) and Haley showed a picture of one. The height of the fake branches was discussed.

Motion by Zinger, seconded by Poll, to table the request until the January 4, 2012 meeting, asking Haley to answer the questions posed by the Planning Commission regarding placement of the proposed monopole. The motion passed 4-2 vote (Yes: Nicely, Maas, Poll, Zinger. No: Hartwell, Lasarge).

PUBLIC COMMENT

Greg Zeppa, Greg Stacey, and Linda Herrema again expressed their concerns with the proposed monopole placement. Herrema stated she has T-Mobile cellular phone service and has not had a signal problem in her neighborhood.

Krombeen explained that since the request has been tabled residents will not receive another notice in the mail. He said they can contact city hall for future meetings and agendas.

OTHER BUSINESS

None

ADJOURNMENT

Motion by Poll, seconded by Zinger, passed unanimously, to adjourn at 8:55 p.m.

Respectfully Submitted,
Rhonda S. Diekman
Recording Secretary