CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, September 13, 2017 – 7:30 PM, Board of Trustees Room

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of August 23, 2017.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: **CASE 17-018 – SPECIAL LAND USE APPROVAL**

TITLE: **THE APPLICANT, PARALLEL INFRASTRUCTURE, IS REQUESTING A SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A WIRELESS COMMUNICATION FACILITY (125 FOOT TALL MONOPOLE CELL PHONE TOWER AND ASSOCIATED SUPPORT STRUCTURES) AT 43430 ECORSE ROAD, VAN BUREN TOWNSHIP, MI 48111.**

LOCATION: Parcel number V-125-83-012-99-0028-000 (43430 Ecorse Road.) This property is located around the northwest corner of Ecorse Road and Morton Taylor Road and is located in the R-1B, Single Family Residential Zoning District.

A. Commission opens Public Hearing
B. Presentation by Applicant
C. Presentation by Township staff.
D. Receipt of public comment.
E. Commission closes Public Hearing

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1: **CASE 17-018 – SPECIAL LAND USE APPROVAL**

TITLE: **THE APPLICANT, PARALLEL INFRASTRUCTURE, IS REQUESTING A SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A WIRELESS COMMUNICATION FACILITY (125 FOOT TALL MONOPOLE CELL PHONE TOWER AND ASSOCIATED SUPPORT STRUCTURES) AT 43430 ECORSE ROAD, VAN BUREN TOWNSHIP, MI 48111.**

LOCATION: Parcel number V-125-83-012-99-0028-000 (43430 Ecorse Road.) This property is located around the northwest corner of Ecorse Road and Morton Taylor Road and is located in the R-1B, Single Family Residential Zoning District.

A. Presentation by Applicant
B. Presentation by Township staff.
C. Planning Commission discussion.

D. Planning Commission considers recommendation to the Board of Trustees.

ITEM #2: **17-018 – PRELIMINARY SITE PLAN APPROVAL**

TITLE: **THE APPLICANT, PARALLEL INFRASTRUCTURE, IS REQUESTING A PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A WIRELESS COMMUNICATION FACILITY (125 FOOT TALL MONOPOLE CELL PHONE TOWER AND ASSOCIATED SUPPORT STRUCTURES) AT 43430 ECORSE ROAD, VAN BUREN TOWNSHIP, MI 48111.**

LOCATION: Parcel number V-125-83-012-99-0028-000 (43430 Ecorse Road.) This property is located around the northwest corner of Ecorse Road and Morton Taylor Road and is located in the R-1B, Single Family Residential Zoning District.

A. Presentation by the applicant.
B. Presentation by the Township Staff and Consultants.
C. Public Comment.
D. Planning Commission considers approval of the preliminary site plan

GENERAL DISCUSSION:

ITEM #1: **17-028 - MCDONALD'S REMODEL (Administrative Approval)**

ITEM #2: **SCOPE OF MASTER PLAN**

ITEM #3: **PLANNING APPROVAL PROCESS**

ITEM #4: **MEDICAL MARIJUANA SUBCOMMITTEE UPDATE**

ADJOURNMENT:

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
AUGUST 23, 2017
MINUTES - DRAFT

Chairperson Thompson called the meeting to order at 7:30 p.m.

ROLL CALL:
Present: Kelley, Atchinson, Budd, Franzoi and Thompson.
Excused: Boynton.
Staff: Director Akers, Planning Intern Madigan and Secretary Harman.
Planning Representatives: None.
Audience: Two (2).

APPROVAL OF AGENDA:
Motion Kelley, Atchinson second to approve the agenda of August 23, 2017 as presented. Motion Carried.

APPROVAL OF MINUTES:
Motion Budd, Kelley second to approve the regular meeting minutes of August 9, 2017 as presented. Motion Carried.

GENERAL DISCUSSION:

1. **POTENTIAL ACCESSORY DWELLING UNIT ZONING REGULATIONS:** Intern Madigan presented his staff memo discussing the types of accessory dwelling units (ADU's), lot types and sizes, parking, occupancy requirements, permitted vs. special use, benefits for seniors, financing homes with ADU's and assessing homes with ADU's. Madigan also presented the ADU language from Pittsfield Township's zoning ordinance as an example. Commissioners discussed the lack of senior housing in Van Buren Township and ADU's as an option, how ADU's differ from additions or basement restorations, the requirements of an ADU, the impact on zoning and provisions in the state tax code. The Commission consensus is to move forward with language to the zoning ordinance for attached ADU's and addressing mobility.

2. **POTENTIAL TOWNSHIP MASTER PLAN UPDATE:** Director Akers presented his staff memo discussing a potential update of the Township's master plan. Every five (5) years after the adoption of a master plan, the Planning Commission reviews and determines whether to amend or adopt a new master plan. Director Akers provided several reasons that warrant an update to the master plan. Commissioners agreed to combine all pieces of the master plan to look at the entire plan as a whole and to reach out to other communities that have recently updated/redone their master plans. Director Akers will get a tentative plan schedule together to bring back to the Planning Commission.

Motion Kelley, Atchinson second to adjourn at 8:12 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

RECEIVED

MAY 19 2017

BY:

PLANNING & ZONING APPLICATION

Case number _____ *Date Submitted* _____

APPLICANT INFORMATION

Applicant: Parallel Infrastructure — Phone: 248-650-8000
Address: c/o J A Crane — Fax:
City, State: 1111 N Main, Rochester — Zip: 48307
E:mail: jrcpe@sbcglobal.net — Cell Phone Number:
Property Owner: (if different than applicant) — Phone:
Address: Patrick Creedon — Fax:
City, State: 43830 Ecorse Rd, Belleville MI — Zip:
Billing Contact: Jonathan R. Crane — Phone: 248-650-8000
Address: 1111 N Main — Fax:
City, State: Rochester MI — Zip: 48307

SITE/PROJECT INFORMATION

Name of Project: P. Tower wireless facility
Parcel Id No. V125-83- 012-99-0025-000 Project Address: 43430 Ecorse

Attach Legal Description of Property

Property Location: On the N. Side of Ecorse Road; Between: Washington Twp Road and _____ Road. Size of Lot Width: 660 Depth: 1320
Acreage of Site: 20 Total Acres of Site to Review _____ Current Zoning of Site: R-1B
Project Description: Construct a 125' Tall monopole for Verizon wireless

Is a re-zoning of this parcel being requested? _____ YES (if yes complete next line) NO
Current Zoning of Site: R-1B Requested Zoning:

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? (YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying: 4.29 B

Is there an official Woodland within parcel? NO Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees: _____

If applicable application MUST be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Jonathan R Crane P33749
Print Property Owners Name

Patrick Creedon
Signature of Property Owner

AMY T. MILLER
NOTARY PUBLIC
County of Wayne
My Comm. Expires 10/21/2020
Acting in the County of Wayne
STATE OF MICHIGAN

5-13-17
Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and data are in all respects true and correct.

Subscribed and sworn before me this 13 day of May 2017

Notary Public, Wayne County, Michigan My Commission expires 10/21 2020

Rev 1/13/06

February 20, 2017

To: Van Buren Township Planning Commission, 46425 Tyler Road, Van Buren Twp., MI 48111

PI Telecom Infrastructure V, LLC ("PI") is an owner and developer of communications towers, and is in the business of leasing vertical real estate.

As such, and through strategic relationships with numerous wireless carriers licensed by the FCC, PI will actively market the proposed wireless telecommunications facility to licensed carriers for collocation. We commit to responding to all requests, negotiate in good faith and charge reasonable market rate for rent.

The proposed wireless telecommunications facility will be designed to accommodate a minimum of 3-4 wireless carriers as per current engineering standards and average carrier equipment loading. This will allow the carriers to provide wireless service to the local community and traveling public without the need for the development of additional tower structures in the immediate area.

Please feel free to contact me at (248) 302-1875 or via e-mail at beth.powers@pitower.com if I can provide any additional information.

Very truly yours,

PI Telecom Infrastructure V, LLC

Beth Powers

Beth Powers
Region Manager

Parallel
INFRASTRUCTURE

909 Lake Carolyn Parkway | Suite 260 | Irving, TX 75039
T: 972-707-5250 ; parallelinfrastructure.com

Sprint
Attention: Inbound Colocation Manager
6200 Sprint Parkway
Overland Park, Kansas 66251
2/22/17

RE: Parallel Infrastructure Tower Site MI-Van Buren-Creeden, PIMI052 located at 43430 Ecorse Road, Belleville, MI 48111
Latitude - 42° 15' 08.66" N / 42.25241
Longitude - 83° 28' 07.49" W / -83.46875

Pursuant to the requirements of Section 4.24b Wireless Communication Facilities of the Van Buren Township Ordinance, Parallel Infrastructure is hereby providing you with the notice of our intent to develop a new telecommunications facility located at the address listed above. In general, we plan to construct a new 125' monopole tower for providing Wireless Communication Services.

The purpose of this letter is to inform you of an opportunity to collocate on this tower in lieu of pursuing a new facility in the area. Please contact us at your convenience should you have any questions or interest in installing equipment at this facility.

Sincerely,

Powers, Beth
Midwest Director
Parallel Infrastructure

(248) 302-1875
Beth.Powers@PITowers.com

Parallel
INFRASTRUCTURE

909 Lake Carolyn Parkway | Suite 260 | Irving, TX 75039
T: 972-707-5250 | parallelinfrastructure.com

ATT
Attention: Inbound Colocation Manager
4016 Watson Blvd
Warner Robins, GA 31093
2/22/17

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Powers, Beth
Midwest Director
Parallel Infrastructure

(248) 302-1875
Beth.Powers@PITowers.com

Parallel
INFRASTRUCTURE

909 Lake Carolyn Parkway | Suite 260 | Irving, TX 75039
T: 972-707-5250 | parallelinfrastructure.com

T-Mobile
Attention: Inbound Colocation Manager
12920 SE 28th Street
Bellevue, WA 98006
2/22/17

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Sincerely,

Powers, Beth
Midwest Director
Parallel Infrastructure

(248) 302-1875
Beth.Powers@PITowers.com

Sabre Industries™
Towers and Poles

February 9, 2017

Ms. Jennifer Brown
Parallel Infrastructure

RE: Proposed 125' Sabre Monopole for MI-Van Buren-Creedon, MI

Dear Ms. Brown,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 89 mph (115 mph Ultimate) with no ice and 40 mph with 1" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. ***Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.*** The fall radius for the monopole design described above is less than 37.5 feet.

STATE OF MICHIGAN
ROBERT E. BEACOM
PROFESSIONAL ENGINEER
NO. 58636
LICENSED PROFESSIONAL ENGINEER

2/9/17

Sincerely,

Robert E. Beacom, P.E., S.E.
Senior Design Engineer

Sabre Towers and Poles • 7101 Southbridge Drive • P.O. Box 658 • Sioux City, IA 51102-0658
P: 712-258-6690 F: 712-279-0814 W: www.SabreTowersandPoles.com

VzW 86 MP Collo
AT&T MP 105'
CCI MP 125'
VzW 976 MP Collo
VzW 980 MP Collo
VzW 798 Proposed Location
DTE Transmission Tower
ATC MP 150'
VzW 153 MP Collo
Google Earth
© 2016 Google

September 7, 2017

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Belleville, MI 48111

Subject: **Verizon Wireless Telecommunications Tower; Site Plan Review #1**

Location: 43430 Ecorse Road; West side of Morton Taylor Road, north of Ecorse Road

Dear Planning Commissioners:

Plans for a new monopole wireless telecommunications tower, an equipment shelter, and other appurtenances have been submitted for a site located on the west side of Morton Taylor Road, north of Ecorse Road (parcel 83-012-99-0028-000). The applicant, Jonathan R. Crane, on behalf of Verizon Wireless, proposes to construct a monopole tower and other structures within a 75' x 75' leased area in the northwestern portion of the site. Per the site plan, the monopole will have a height of 125 feet to the top antenna platform and lightning rod will add a maximum of 4 feet, resulting in a total height of 129 feet. The height of the tower appears to have been measured from the base of the tower, not the base of the foundation on which the tower is placed. It appears that this will add height to the tower. The applicant must clarify this.

The site is zoned R-1B Single Family Residential District, which permits wireless communication facilities [Section 3.106 (C)] via special land use. The site is currently used as a single-family residence and a farm. We have reviewed the site plan and special land use application in accordance with the regulations of the Van Buren Township Zoning Ordinance and sound planning and zoning principles. Our special land use comments are addressed in a letter dated September 7, 2017 under separate cover.

We offer the following comments on the site plan:

Procedure for Reviewing New Wireless Telecommunications Facilities

In 2012, an amendment to the Michigan Zoning Enabling Act was adopted that restricted the ability of local governments to regulate wireless telecommunications facilities (i.e., cellular towers). For new towers, the Act requires the municipality to act on the application not more than 90 days after the application is deemed administratively complete. The application dated May 13, 2017, was accepted by the Township (subsequent to request for additional information which was submitted) on August 1, 2017. As a result, the Planning Commission must take action by November 1, 2017. A public hearing on the special land use application has been scheduled for the September 13, 2017 Planning Commission meeting. Because of this 90-day time constraint imposed by the Act, the Planning Commission – not the Township Board of Trustees – is the approving authority for WCF's.

Review Comments – Section 5.143(D) of the Zoning Ordinance sets forth the specific requirements for site plan review of wireless communication facilities as follows:

1. **Zoning District Requirements.** Section 5.143(B)(1)(A) of the Zoning Ordinance permits WCF's in the R-1B district, subject to site plan review and special land use review. While Section 5.143(D)(1) recommends that they be placed on property owned and used by government entities, educational institutions, utility companies, cemeteries, parks and recreational facilities, or religious and other institutional entities, they can be located with other land uses if all of the standards of the Zoning Ordinance are met. The proposed tower is located on a property used single-family residential and agriculture.

2. **Lot Area Requirements.** Minimum required parent lot size is 2 acres. The subject site has an area of approximately 20 acres with proposed lease area dimensions of 75' x 75' (5,625 sq. ft.).

3. **Setbacks.** Section 5.143(D)(3) requires a WCF to meet the setback requirements for the district. The required front, side and rear yard setbacks are 30', 10' and 25' combined and 35', respectively. The proposed structures within the WCF lease area comply with the setbacks.

4. **Landscape Requirements.** The Zoning Ordinance requires a landscape buffer around the WCF that will create a visual screen by planting evergreen shrubs leaf-to-leaf, to create a hedge that shall reach a height of at least 6 feet at maturity. The site plan notes the planting of 13 trees spaced 10 feet on center on the south and east sides of the lease area *if required*. We have concerns that the plantings are outside the lease area, which brings into question their long term maintenance and ownership responsibility. The landscape buffer should be included in the lease area or a maintenance easement created. Also, the purpose of the landscape requirement is to provide a sustainable evergreen buffer, which the proposal will not provide. Therefore, we recommend planting the required shrubs on all sides of the fence. As an alternative, we would support planting a double row of 8-foot high evergreen trees spaced 15 feet on center along the perimeter of the facility. While there are currently no residences to the north or west that will be able to see the equipment, this could change at any time. Also, Section 5.143(D)(4) requires the base of the facility to be screened from any right-of-way or adjacent property regardless of the use or zoning district. Proposed plant species and size at time of planting must also be added to the plans.

5. **Fencing.** The site plan indicates a "minimum" 6 foot high galvanized chain link fence around the lease area with what appears to be 3 strands of barbed wire on top, although it is not labeled. The Ordinance permits fences with barbed wire around equipment in any district per Section 7.205(B)(1)(c) with a maximum fence height of 6 feet for residential districts. However, since the site is located on a residentially zoned parcel with potential for future development, the Planning Commission may direct the installation of a decorative /ornamental fence around the lease area that accomplishes the applicant's intent of security while not looking utilitarian.

6. **Signs.** The site plan notes that no commercial advertising will be permitted on the tower or premises. The plan must note that one sign will be placed identifying the service prover with emergency numbers.

7. **Personnel Prohibition.** A WCF shall have no personnel on premises except as necessary for maintenance and repair. A note to this effect must be added to the plans.

8. **Off-Street Parking.** Per the ordinance, at least one (1) off-street parking must be provided for service vehicles. The site plan indicates a gravel turn around on the east side of the tower at the edge of the access easement, which can serve as parking.

9. **Equipment Storage Shelter.** The Zoning Ordinance allows for an equipment storage shelter with a maximum height of 15 feet and in compliance with all zoning requirements. The plan indicates an equipment shelter "canopy," but the height is unclear. The equipment shelter canopy height must be shown, and it must not exceed a height of 15 feet. Also, if the shelter is an unenclosed canopy, the requirement for additional screening is even more important.

10. **Standards for WCSF's.**

    a. **WCSF Design.** The WCSF is required to be of a monopole design with no shiny or metallic finish. The proposed tower is a monopole with a galvanized finish.
    b. **Height Limitation.** The ordinance permits a maximum tower height of 150 feet. With a proposed height of 129 feet, the tower complies.
    c. **Compliance with Structural Code.** The proposed tower meets this standard. A letter from the tower manufacturer certifies the structure.
    d. **Sign Provision.** No advertising signs are proposed.
    e. **Compliance with Federal Regulations.** The site plan notes that the tower shall comply with all FAA and FCC regulations.
    f. **Replacement of Existing WCSF.** Not applicable.

11. **Structural Integrity [Section 5.143(E)(2)].** We will defer to the Township Engineer regarding the structural integrity of the design.

12. **Lighting.** According to the plans, the only light proposed is a underside canopy lighting for the equipment shelter. Although no lighting is proposed on the tower, we recommend that the plans be revised to state that no lighting will be placed on the monopole tower unless required by the FAA.

13. **Collocation [Section 5.143(E)(5)].** As required, the applicant has submitted a letter stating their intent to allow for collocation on the tower. A letter dated 2/20/17 notes that the tower will be designed to carry a total of 3-4 carriers. Antennas of three (3) possible entities are shown located on the tower, on the site plan.

14. **Site Justification [Section 5.143(E)(3)].** As required by the ordinance the applicant has submitted a map of all known WCF's in the vicinity of the proposed location and a written justification on the need for a monopole at this specific site. However, with a lack of propagations maps to accompany the written narrative, it is difficult to understand what the applicant is trying to convey. Without the benefit of such propagation maps, it is difficult to understand areas with missing coverage or determine if there is a possibility of colocation on an existing structure.

Recommendation

There are several items of required information and clarification that need to be provided by the applicant to enable a review of compliance to Zoning Ordinance standards. The applicant should provide this information prior to the Planning Commission taking action on the site plan and special land use. Since the Planning Commission is under a 90-day mandate by the Zoning Enabling Act to take action on the application by November 1, 2017, we recommend that the applicant provided revised plans at the earliest, to enable the Township in meeting this deadline. Therefore, we recommend that the Planning Commission defer action on the site plan and that the applicant provide revised plans that address the issues raised in this letter.

Respectfully submitted,

McKENNA ASSOCIATES

Patrick J. Sloan, AICP
Senior Principal Planner

Vidya Krishnan
Senior Planner

September 7, 2017

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Belleville, MI 48111

Subject: **Verizon Wireless Telecommunications Tower; Special Land Use Review #1**

Location: 43430 Ecorse Road; West side of Morton Taylor Road, north of Ecorse Road

Dear Planning Commissioners:

Plans for a new monopole wireless telecommunications tower, an equipment shelter, and other appurtenances have been submitted for a site located on the west side of Morton Taylor Road, north of Ecorse Road (parcel 83-012-99-0028-000). The applicant, Jonathan R. Crane, on behalf of Verizon Wireless, proposes to construct a monopole tower and other structures within a 75' x 75' leased area in the northwestern portion of the site. Per the site plan, the monopole will have a height of 125 feet to the top antenna platform and lightning rod will add a maximum of 4 feet, resulting in a total height of 129 feet. The height of the tower appears to have been measured from the base of the tower, not the base of the foundation on which the tower is placed. It appears that this will add additional height to the tower. Please clarify.

The site is zoned R-1B Single Family Residential District, which permits wireless communication facilities [Section 3.106 (C)] via special land use. Further Section 5.143 (B)(1)(a) allows for WCF's subject to standards noted in Section 5.143 (D). We have reviewed the site plan and special land use application in accordance with the regulations of the Van Buren Township Zoning Ordinance and sound planning and zoning principles. Our site plan comments are addressed in our letter dated September 7, 2017, and we offer the following comments on the special land use application:

Procedure for Reviewing New Wireless Telecommunications Facilities

In 2012, an amendment to the Michigan Zoning Enabling Act was adopted that restricted the ability of local governments to regulate wireless telecommunications facilities (i.e., cellular towers). For new towers, the Act requires the City to act on the application not more than 90 days after the application is deemed administratively complete. The application dated May 13, 2017, was accepted by the Township (subsequent to request for additional information which was submitted) on August 1, 2017. As a result, the Planning Commission must take action by November 1, 2017. A public hearing on the special land use application has been scheduled for the September 13, 2017 Planning Commission meeting.

Special Land Use Review Comments

Section 12.306 of the Zoning Ordinance sets forth nine (9) criteria for the Planning Commission to consider when reviewing special land use proposals. Following is our review of each criterion:

1. **The special land use will promote the use of land in a socially and economically desirable manner for persons who will use the proposed land use or activity, for landowners and residents who are adjacent thereto, and for the Township as a whole.** The subject site is a large vacant piece of land which appears

like an open field. The proposed tower is to be located in the northwest corner of the site with existing tree line to the north and west on abutting parcels.

The application packet includes a letter from the tower manufacturer regarding its stability and possible collapse; however, there is no accompanying map indicating what the fall zone of the tower would be. The site and all abutting parcels are zoned R-1B residential and it is anticipated that in the future these properties will be developed for single family residential uses. The parcels to the north of the subject site are not as large and are significantly long and narrow. The presence of a wireless tower on the property and its possible fall zone may have an adverse impact on the development potential of these parcels with regard to site design, location of homes, and marketability.

2. **The special land use is necessary for public convenience at that location.** In response to a request from the Township for written justification on the need for a tower at this location, the applicant in a letter July 27, 2017 has stated the location of other facilities and locations in the vicinity that would not work for their needs. A map of the proposed location and other facilities shows an ITC transmission tower within half mile and several other towers within a 2+ mile radius. This same ITC corridor includes transmission towers with WCF's built on them (e.g., north of Michigan Ave. and just north of Belleville Lake). A detailed propagation map indicating the service area covered by each location show is necessary to determine if there is a significant coverage gap as stated by the applicant. The applicant further states that an ideal location would have been further west but they are restricted due to FAA rules and the Willow Run Airport. The applicant should clarify what is the limit further west beyond which a tower cannot be placed.

3. **The special land use is compatible with adjacent uses of land.** As previously stated, the zoning on all adjacent properties is R-1B. The existing land use is single family residential to the east, vacant residential to the north and west and a church to the south. The subject property has a single family dwelling with accessory structures at the southeast corner of the property (intersection of Ecorse and Morton Taylor Roads). While the proposed tower at this time is not in close proximity to any dwelling, it may impact future residential development on the subject site and abutting vacant parcels.

4. **The special land use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.** The proposed tower and accessory structures will be secured by a 6-foot high galvanized chain link fence with what appears to be 3 strands of barbed wire at the top (not labeled). Information regarding the tower's fall zone is essential to determine any impacts on public health, safety, and welfare. Further, propagation maps are essential to determine if a tower is necessary at this location to provide service to customers in the area that cannot be accommodated elsewhere.

5. **The special land use can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.** Such facilities typically do not require the use of water or sewer; however, the site plan indicates a 1000 gallon propane tank within the lease area. Clarify the use of the tank (if used for more than fuel for the generator) and if water would be required to fight a fire or other emergency relating to the fuel tank.

6. **The special land use will not cause injury to the value of other property in the neighborhood in which it is to be located.** As previously noted, the location of a tower on a vacant developable piece of land may have impacts on their development potential for residential purposes.

7. **The special land use will consider the natural environment and help conserve natural resources and energy.** The tower is not expected to generate dust, fumes, smoke, odor, vibration, or detectible noise.

The equipment shelter canopy is intended to have downward directed and shielded lights on its underside. The tower will not have a light. The visual aesthetics of the facility are mitigated by existing wooded areas to the north and west. The plan proposes an evergreen hedge on the east and south sides of the lease area, with no detail on planting size. Further, the plantings are shown located outside the lease area, which raises concerns on their maintenance and long term survival. Please refer to additional screening comments in our site plan review letter of September 7, 2017.

8. **The special land use is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and meets applicable site design standards for special approval uses.** These items are addressed throughout this letter and in our accompanying site plan review letter dated September 7, 2017. Issues related to necessity for the tower, fall-zone plan, propagation maps, landscaping, fencing and other notational details requested in this letter and our site plan review letter are essential to determine compliance with the requirements of the Zoning Ordinance as well as sound planning and zoning principles.

9. **The special land use is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.** Consideration of a special land use for the location of a new wireless facility to determine its impact upon neighboring property or public facilities is within the purview of the Planning Commission and Township Board of Trustees and a valid exercise of the Township's police power.

Specific Approval Criteria for all WCSF's [Section 5.143 (F)] A new WCF shall not be approved unless it can be demonstrated by the applicant that there is a need for the new WCF which cannot be met by placing WCA on an existing WCSF or on other structures, or replacement of an existing WCSF. Information concerning the following factors shall be provided by the applicant and considered by the Planning Commission in determining that such a need exists:

(a) Insufficient structural capacity of existing WCSF's or other suitable structures and the feasibility of reinforcing or replacing an existing WCSF;
(b) Unavailability of suitable locations to accommodate system design or engineering on existing WCSF or other structures;
(c) Radio frequency interference or other signal interference problems at the existing WCSF or other structures.
(d) Other factors which demonstrate the reasonable need for the new WCSF;
(e) The denial of the application for the proposed WCF will result in unreasonable discrimination among providers of fundamentally equivalent personal wireless communication or services and/or will have the effect of prohibiting the provision of personal wireless communication services;
(f) The refusal of owners or parties who control the WCSFs or other structures to permit a WCA to be attached to such WCSFs or structures

Compliance with this standard can be reviewed provided information regarding the structural capacity of off existing WCSF's in the vicinity is provided. The applicant has submitted a location map; however that is inadequate. The number of colocators on each existing facility must be provided, as well as the capacity for additional colocation and propagation maps indicating existing and proposed coverage. The applicant has stated that they preferred a location further west but were unable to accommodate that due to FAA regulations for distance. Any documentation to support this statement must be provided. Finally, the applicant has stated that numerous unsuccessful attempts were made to reach the pastor at the church located to the south of the subject site. Any documentation to support this would also be beneficial since a

church property is better suited for a new WCF than a vacant single-family residential parcel with future development potential pursuant to the Zoning Ordinance recommendations.

Recommendations

The plan submitted lacks some information required to determine compliance with special land use standards noted in Section 12.306 and additional information noted on our accompanying site plan review letter of September 7, 2017. This information is required before compliance with all of the standards can be determined.

Respectfully submitted,

McKENNA ASSOCIATES

Patrick J. Sloan, AICP
Senior Principal Planner

Vidya Krishnan
Senior Planner

September 1, 2017

Charter Township of Van Buren
46425 Tyler Road
Van Buren, MI 48111

Attention: Ms. Carol Thompson, Chairperson
Van Buren Township Planning Commission

Re: MI-Van Buren – CREEDON; Site Number: PIMI052
Morton Taylor Road, Belleville, MI 48111
Van Buren Township Case No. 17-018

Dear Ms. Thompson:

At the request of Van Buren Township, Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has reviewed the Supplemental Support Data including the Preliminary Site Plan package dated July 27, 2017, for the proposed Verizon Wireless No. 798 Tower, MI-Van Buren – CREEDON; Site Number: PIMI052, which is located on Morton Taylor Road, Belleville MI 48111 north of Ecorse Road. The project involves the new construction of Verizon Wireless No. 798 Tower and access drive. The Preliminary Site Plan was stamped as received by Van Buren Township on August 1, 2017.

General

- All elevations shall be on NGVD 29 datum.
- Listing of all permit required shall be on the plans.
- Soil borings indicating the ground water elevation shall be provided.
- Michigan Department of Environmental Quality (MDEQ) Wetlands Map Viewer indicates wetlands on the site and the plan shows low area, wetland determination report will be required upon engineering plan submittal.

Water Main Service

- Municipal water main is not proposed for this project.

Sanitary Sewer Service

- Municipal sanitary sewer is not proposed for this project.

Storm Water Management

- The proposed access road and cell tower compound area shall not impede existing drainage patterns or direct additional drainage onto off site properties. A detailed grading and drainage plan will be required upon engineering plan submittal.

Site Access

- Tower will be accessed thru 30 feet wide access/utility easement via 12 feet wide gravel access road with turnaround. A dimensioned drawing of the turnaround detail will be required.
- Work in Wayne County Rights-of-Way will require a permit.
- A detailed grading plan of the access road and approach will be required upon engineering plan submittal.

We are recommending the Planning Commission grant preliminary site plan approval at this time, subject to comments noted above.

If you have any questions regarding this project, please contact me at 248.324.4791 or dpotter@ftch.com.

Sincerely,
FISHBECK, THOMPSON, CARR & HUBER, INC.

David L. Potter, PE, CSI-CCCA – FTCH

ag2
Email
cc: Mr. James Taylor, Director of Public Works

David C. McInally II
Fire Marshal
O: 734-699-8900 ext 9416

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111

August 28th 2017

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Verizon (MI-Van Buren-Creedon)
43430 Ecorse Rd
Van Buren, MI 48111

To whom it may concern:

I have reviewed the site plan drawn by Parallel Infrastructure, 7411 Fullerton St, suite 110, Jacksonville, FL 32236. They were received in the building department on August 1st 2017; we were given a copy to review on 8-29-2017, for the above referenced project.

Project Overview:

The plans indicated a single monopole 125ft tall, with a 1000lbs propane tank on site. NFPA 1 2012 and NFPA 101 2012 are the adopted fire codes for Van Buren Township.

1. Fire department access box (Knoxbox) will be placed on gate for access if needed by VBFD.
NFPA 1-18.2.2.1

2. Fire Department access road shall have an unobstructed width of not less than 20ft.
NFPA 1- 18.2.3.4.1.1

3. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface (asphalt).
NFPA 1-18.2.3.4.2

4. The turning radius of a fire a fire department access road shall be as approved by the AHJ.
NFPA 1-18.2.3.4.3.1

5. Dead-end fire department access roads in excess of 150ft in length shall be provided with approved provisions for the fire apparatus to turn around. Turning radius for Van Buren Fire Department apparatus is 45ft. If 3 point turn is kept as in the submitted plans, it will need to be extended to meet requirements.

NFPA 1-18-2.3.4.4

A digital cad layout of the site will be required prior to this department approving a final C of - O.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

If you have any questions about this plan review report, please feel free to contact me at (313)410-0302.

Respectfully submitted,

David McInally

Van Buren Fire Department
Fire Marshal

SUPPLEMENTAL SUPPORT DATA

VERIZON WIRELESS #798 – BELLEVILLE ROAD

Submitted To:

Matthew Best
Deputy Director of Building & Planning
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

Submitted By:

Jonathan R. Crane P.C.
1126 N. Main St.
Rochester, MI 48307
(248) 650-8000
jrcpc@sbcglobal.net

July 27, 2017

JONATHAN R. CRANE P.C.
ATTORNEYS & COUNSELORS
1126 N. MAIN ST.
ROCHESTER, MI 48307

JONATHAN R. CRANE
BENJAMIN S. HERRICK

TELEPHONE: (248) 650-8000
FACSIMILE: (248) 650-9239
EMAIL: JRCPC@SBCGLOBAL.NET

July 27, 2017

VIA FEDERAL EXPRESS

Matthew Best
Deputy Director of
Building & Planning
Charter Township of Van Buren
46425 Tyler Road
Van Buren Twp., MI 48111

Re: Verizon Wireless #798 – Belleville Road
Our File No. JC4390-17

Dear Mr. Best:

In response to the June 1, 2017 initial submission and your request for additional information, we are pleased to submit the following information.

Location Relative to Residential Districts:

1. Since the proposed WCF is not entirely surrounding by nonresidential zoning districts, please provide a written justification explaining why sites surrounded by developed commercial or industrial uses are not suitable. **Sec 4.24.b.5.3.c**

The entire area around Morton Taylor and Ecorse Roads is zoned residential. The nearest commercial zoned property is to the east but is too close to our existing site. That area was ruled out. Industrial zoned property is located to the north off of Van Born Road but that is too far north and too close to another existing site. A Church property is located just to the south of our proposed location that we considered. Several attempts were made to contact the Pastor but they was unresponsive. The Township owns property just to the north of the proposed site. Upon inquiry the Township expressed no interest in leasing a site to Verizon Wireless. Verizon Wireless would actually prefer to be farther west then the proposed location but are limited because of Willow Run Airport and FAA restrictions. The proposed location is within FAA requirements, meet the Township's coverage needs and fulfill Verizon Wireless service criteria.

In addition, the local zoning ordinance recommends placing towers on government owned parcels. This was pursued extensively with the Township until your office called in late May and advised that you advised that the Township did not desire to locate a monopole on the Township owned parcel. Section 5.143(D)1a of the Ordinance.

2. Emergency contacts or a declaration that emergency contacts will be provided to the Township should be part of the application. The emergency contacts need to include the name, address and phone number of the person to contact for engineering, maintenances and other notice purposes. This information is to be continuously updated during all times the WCF is on the premises. **Sec 4.24.b.5.4**

Specific local emergency contact information will be provided at the time of submission for a Van Buren Township building permit. During the planning and pre-construction review process the contact information is:

Robert Przybylo RJP Consulting 336 Suffield Ave. Birmingham, MI 48009 (248) 613-4399	with a copy to:	Jonathan R. Crane P.E. Attorney/Engineer 1126 N. Main St. Rochester, MI 48307 (248) 650-8000

The emergency contact information will be updated with contractor and corporate information when the building permit is secured.

3. A model co-location lease agreement must be provided for review. **Sec 4.24.b.5.5.c**

A redacted model co-location agreement is attached as Exhibit A.

4. A performance guarantee must be provided for review. The performance guarantee would be a description of security to be deposited at the time of receiving a building permit for the facility to ensure removal of the facility when it has been abandoned or is no longer needed. In this regard, the security shall be in a form approved by the Township's attorney establishing the land in question as security for removal. **Sec 4.24.b.5.6**

A redacted model removal agreement is attached as Exhibit B.

5. Twelve sets of plans need to be submitted for Planning Commission review. (Please note that if approved by the Planning Commission, ten sets of the approved plans will need to be submitted for Special Land use approval by the Board of Trustees.

Twelve (12) additional sets of plans are submitted with this application.

In closing, we note that the new Charter Township of Van Buren Zoning Ordinance became effective on or about June 2, 2017. In the future, this Ordinance and the relevant code sections will be utilized for submissions, evaluations and presentation.

Thank you for your continued courtesies.

Very truly yours,

JONATHAN R. CRANE P.C.

Jonathan R. Crane

attachments

ATTACHMENTS

- Letter dated June 1, 2017 (Matthew Best)
- Copy of Application submitted on 5/13/2017
- Collocation Affidavit
- Letters Offering Collocation to Carriers
- Setback Fall Zone Certification (Sabre Industries)
- Aerial Photograph of other high structures
- Sealed Site Plan (10 sets)
- Collocation Document Model (PI/VzW)
- Removal Agreement Model

Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR
Kevin McNamara

CLERK
Leon Wright

TREASURER
Sharry A. Budd

TRUSTEE
Sherry A. Frazier

TRUSTEE
Kevin Martin

TRUSTEE
Reggie Miller

TRUSTEE
Paul D. White

June 1, 2017

Jonathan R. Crane, P.C.
1126 N. Main
Rochester, MI 48307

RE: New Wireless Communications Facility – MI-Van Buren-Creedon

Mr. Crane,

The Charter Township of Van Buren has reviewed your application for a new wireless communication facility located on the property at 43430 Ecorse Road for completeness. This review found several items that need to be submitted before the application will be considered complete. Please refer to Sec. 4.24.b.5 of the Van Buren Township Zoning Ordinance for the items needed for a WCF application requirements.

1. Since the proposed WCF is not entirely surrounding by nonresidential zoning districts, please provide a written justification explaining why sites surrounded by developed commercial or industrial uses are not suitable. **Sec 4.24.b.5.3.c**
2. Emergency contacts or a declaration that emergency contacts will be provided to the Township should be part of the application. The emergency contacts need to include the name, address and phone number of the person to contact for engineering, maintenance and other notice purposes. This information is to be continuously updated during all times the WCF is on the premises. **Sec 4.24.b.5.4**
3. A model co-location lease agreement must be provided for review. **Sec 4.24.b.5.5.c**
4. A performance guarantee must be provided for review. The performance guarantee would be a description of security to be deposited at the time of receiving a building permit for the facility to ensure removal of the facility when it has been abandoned or is no longer needed. In this regard, the security shall be in a form approved by the Township's attorney establishing the land in question as security for removal. **Sec 4.24.b.5.6**
5. Twelve sets of plans need to be submitted for Planning Commission review. (Please note that if approved by the Planning Commission, ten sets of the approved plans will need to be submitted for Special Land Use approval by the Board of Trustees.

Please submit the missing items to complete your application. Once received, out Office will notify you when the application is considered complete and will then move onto the review.

If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

Matthew R. Best, M.S.
Deputy Director of Building and Planning
Van Buren Township

46425 Tyler Road, Van Buren Twp., MI 48111-5217 Website: *vanburen-mi.org*
Telephone 734-699-8900 Fax 734-699-5213

PLANNING & ZONING APPLICATION

Case number _____ *Date Submitted* _____

APPLICANT INFORMATION

Applicant Parallel Infrastructure Phone 248-650-8000
Address c/o J A Crane Fax
City, State 1126 N Main, Rochester Zip 48307
E:mail jrcpc@sbcglobal.net Cell Phone Number
Property Owner _____ Phone
(if different than applicant)
Address Patrick Creedon Fax
City, State 43430 Ecorse Rd, Belleville M. Zip
Billing Contact Jonathan R. Crane Phone 248-650-8000
Address 1126 N Main Fax
City, State Rochester M. Zip 48307

SITE/PROJECT INFORMATION

Name of Project P. Tower Wireless facility
Parcel Id No. V125-83- 012-99-0028-000 Project Address 43430 Ecorse

Attach Legal Description of Property

Property Location: On the N Side of Ecorse Road; Between Washington Twp Road and _____ Road. Size of Lot Width 66 Depth 1320
Acreage of Site 20 Total Acres of Site to Review _____ Current Zoning of Site R 1B
Project Description: Construct a 125' Tall Monopole for Verizon Wireless

Is a re-zoning of this parcel being requested? _____ YES (if yes complete next line) NO
Current Zoning of Site R-1B Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying 4.29 B

Is there an official Woodland within parcel? NO Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees _____

If applicable application MUST be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Jonathan R Crane P33749
Print Property Owners Name

Patrick M Crane Atty
Signature of Property Owner Atty

AMY T. MILLER
NOTARY PUBLIC
County of Wayne
My Comm. Expires 10/21/2020
Acting in the County of Wayne
STATE OF MICHIGAN

5-13-17
Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct

Subscribed and sworn before me this 13 day of May 2017

[signature] Notary Public, Wayne County, Michigan My Commission expires 10/21, 2020

Rev 1/12/06

February 20, 2017

To: Van Buren Township Planning Commission, 46425 Tyler Road, Van Buren Twp., MI 48111

PI Telecom Infrastructure V, LLC ("PI") is an owner and developer of communications towers, and is in the business of leasing vertical real estate.

As such, and through strategic relationships with numerous wireless carriers licensed by the FCC, PI will actively market the proposed wireless telecommunications facility to licensed carriers for collocation. We commit to responding to all requests, negotiate in good faith and charge reasonable market rate for rent.

The proposed wireless telecommunications facility will be designed to accommodate a minimum of 3-4 wireless carriers as per current engineering standards and average carrier equipment loading. This will allow the carriers to provide wireless service to the local community and traveling public without the need for the development of additional tower structures in the immediate area.

Please feel free to contact me at (248) 302-1875 or via e-mail at beth.powers@pitower.com if I can provide any additional information.

Very truly yours,

PI Telecom Infrastructure V, LLC

Beth Powers

Beth Powers
Region Manager

Parallel
INFRASTRUCTURE

909 Lake Carolyn Parkway | Suite 260 | Irving, TX 75039
T: 972-707-5250 | parallelinfrastructure.com

Sprint
Attention: Inbound Colocation Manager
6200 Sprint Parkway
Overland Park, Kansas 66251
2/22/17

RE: Parallel Infrastructure Tower Site MI-Van Buren-Creeden, PIMI052 located at 43430 Ecorse Road, Belleville, MI 48111
Latitude - 42° 15' 08.66" N / 42.25241
Longitude - 83° 28' 07.49" W / -83.46875

Pursuant to the requirements of Section 4.24b Wireless Communication Facilities of the Van Buren Township Ordinance, Parallel Infrastructure is hereby providing you with the notice of our intent to develop a new telecommunications facility located at the address listed above. In general, we plan to construct a new 125' monopole tower for providing Wireless Communication Services.

The purpose of this letter is to inform you of an opportunity to collocate on this tower in lieu of pursuing a new facility in the area. Please contact us at your convenience should you have any questions or interest in installing equipment at this facility.

Sincerely,

Powers, Beth
Midwest Director
Parallel Infrastructure

(248) 302-1875
Beth.Powers@PITowers.com

Parallel
INFRASTRUCTURE

909 Lake Carolyn Parkway | Suite 260 | Irving, TX 75039
T: 972-707-5250 parallelinfrastructure.com

ATT
Attention: Inbound Colocation Manager
4016 Watson Blvd
Warner Robins, GA 31093
2/22/17

RE: Parallel Infrastructure Tower Site MI-Van Buren-Creeden, PIMI052 located at 43430 Ecorse Road, Belleville, MI 48111
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Sincerely,

Powers, Beth
Midwest Director
Parallel Infrastructure

(248) 302-1875
Beth.Powers@PITowers.com

Parallel
INFRASTRUCTURE

909 Lake Carolyn Parkway | Suite 260 | Irving, TX 75039
T: 972-707-5250 | parallelinfrastructure.com

T-Mobile
Attention: Inbound Colocation Manager
12920 SE 28th Street
Bellevue, WA 98006
2/22/17

RE: Parallel Infrastructure Tower Site MI-Van Buren-Creeden, PIMI052 located at 43430 Ecorse Road, Belleville, MI 48111
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Sincerely,

Powers, Beth
Midwest Director
Parallel Infrastructure

(248) 302-1875
Beth.Powers@PITowers.com

Sabre Industries™
Towers and Poles

February 9, 2017

Ms. Jennifer Brown
Parallel Infrastructure

RE: Proposed 125' Sabre Monopole for MI-Van Buren-Creedon, MI

Dear Ms. Brown,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 89 mph (115 mph Ultimate) with no ice and 40 mph with 1" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

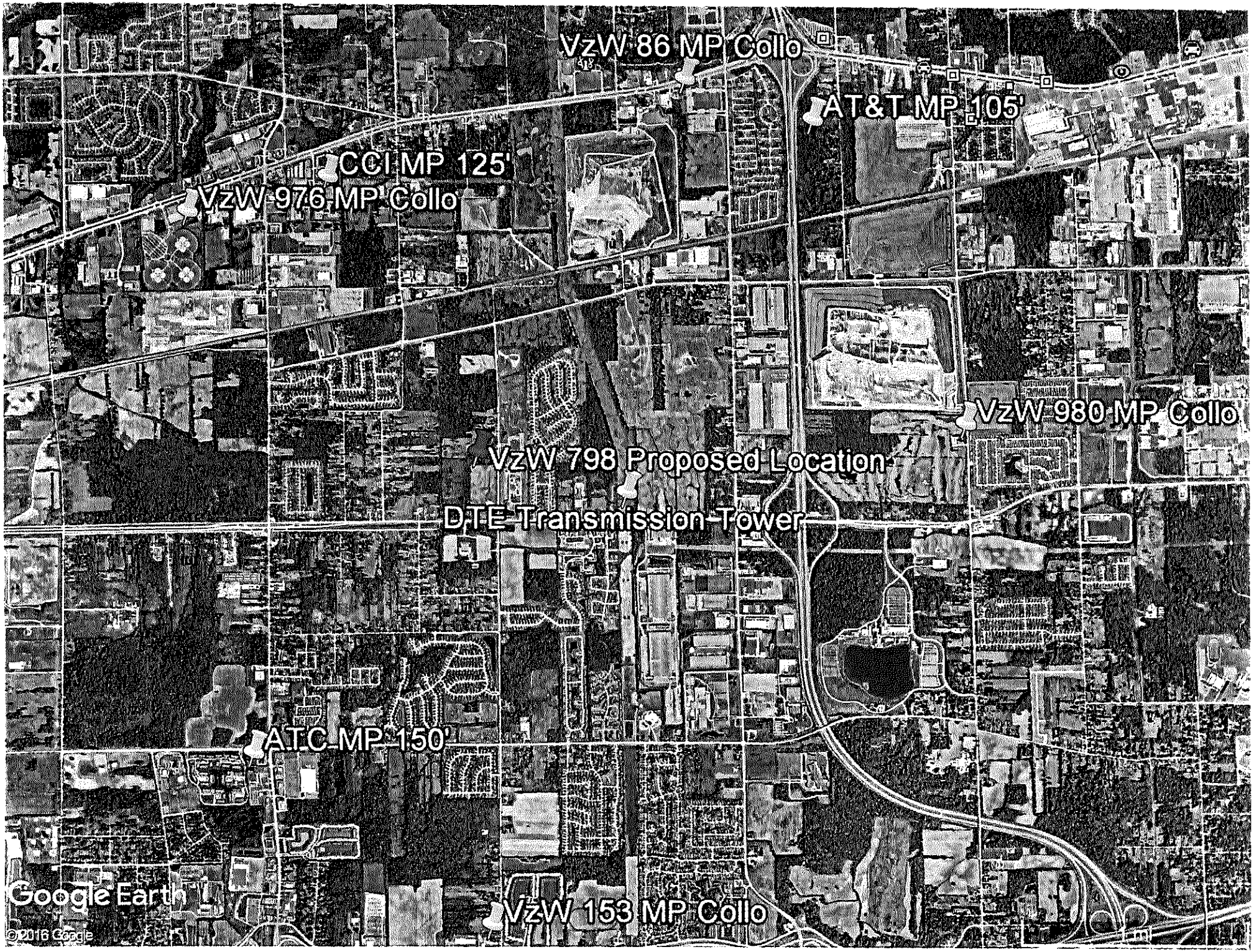
Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. ***Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.*** The fall radius for the monopole design described above is less than 37.5 feet.

Sincerely,

STATE OF MICHIGAN
ROBERT E. BEACOM
PROFESSIONAL ENGINEER
NO. 58636
LICENSED PROFESSIONAL ENGINEER

2/9/17

Robert E. Beacom, P.E., S.E.
Senior Design Engineer


VzW 86 MP Collo
AT&T MP 105'
CCI MP 125'
VzW 976 MP Collo
VzW 980 MP Collo
VzW 798 Proposed Location
DTE Transmission Tower
ATC MP 150'
VzW 153 MP Collo
Google Earth
© 2016 Google

REMOVAL AGREEMENT

New Par d/b/a Verizon Wireless, with offices at One Verizon Way, Mailstop 4AW100 Basking Ridge, New Jersey 07920 (official notice address is 180 Washington Valley Rd, Bedminster, NJ 07921 – Attention Network Real Estate) and _____ (the "Owners"), residing at _____ (collectively referred to as the Grantors), promise, commit and guarantee to _____ (the "Township") at _____ to remove the wireless communication facility on _____ (land described in attached Exhibit A of this Removal Agreement). The commitment and guarantee assures the wireless communication facility removal at either the conclusion of the lease term, cancellation of the lease for any reason or if the communication antenna remains unused for a period of one hundred eight (180) days. Such removal shall be completed in a timely manner, at Grantor's expense, and with the proper receipt of a demolition permit from the Building Official. Removal shall include the property restoration of the site to the satisfaction of the Building Official.

This Removal Agreement is made pursuant to the _____ conditions of Special Use and Site Plan approval stated in the Motion to Approve granted on or about _____ to Verizon Wireless and does not expire or terminate until the communication facility removal and site restoration is completed to the satisfaction of the _____ Building Official or the duly appointed designee of the Township.

In the event that any costs and attorney fees are incurred by Grantee, _____, in securing the tower removal, those fees shall be paid by Grantors.

This Removal Agreement and the obligations contained herein shall run with the land for so long as the wireless communication facility is on the site and be a binding obligation to any successors in interest to the Grantors.

New Par d/b/a Verizon Wireless and their successors and assigns hereby guarantee performance of all obligations of the Grantors as set forth in this Agreement.

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

GRANTORS:
New Par d/b/a Verizon Wireless
By: Verizon Wireless (VAW) LLC, its managing general partner

_____

By:
Its:
Date:

GRANTORS:

_____

Date:

_____

Date:

STATE OF MICHIGAN)
) ACKNOWLEDGMENT
COUNTY OF OAKLAND)

I, _____, a Notary Public for said County and State, do hereby certify that _____ personally came before me this day and acknowledged that he/she is the _____, of New Par d/b/a Verizon Wireless, By: Verizon Wireless (VAW), LLC, its managing general partner, and that he/she, as _____, being authorized to do so, executed the foregoing Removal Agreement on behalf of said limited liability company and partnership.

WITNESS my hand and official Notarial Seal, this ____ day of _____, 2017.

_____
Notary Public

My Commission Expires:

_____

STATE OF)
) ACKNOWLEDGEMENT
COUNTY OF)

I, _____, a Notary Public for said County and State, do hereby certify that _____, personally came before me this day and acknowledged that they executed the foregoing Removal Agreement as his/her own act and deed.

WITNESS my hand and official Notarial Seal, this ____ day of _____, 2017

_____
Notary Public

My Commission Expires:

_____

This instrument prepared by
and when recorded return to:

Jonathan R. Crane, Esq.
Jonathan R. Crane P.C.
1126 N. Main St.
Rochester, MI 48307

EXHIBIT A

DESCRIPTION OF PROPERTY
Taken from title commitment

Commonly known as:
Tax Parcel Id No:

DESCRIPTION OF PREMISES

EXHIBIT A

LEASE SUPPLEMENT

This Lease Supplement ("Supplement"), made this _____ day of _____, 20__, between _____ with its principal offices located at 4601 Touchton Road East, Building 300, Suite 3200, Jacksonville, FL 32246, hereinafter designated LESSOR and _____ d/b/a Verizon Wireless, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920, hereinafter designated LESSEE.

1. This Supplement is a Supplement as referenced in that certain Master Lease Agreement between PI Telecom Infrastructure V, LLC ("PI Telecom") and Cellco Partnership d/b/a Verizon Wireless ("VZW") dated September ___, 2014 ("Agreement"). All of the terms and conditions of the Agreement are incorporated herein by reference and made a part hereof without the necessity of repeating or attaching the Agreement. In the event of a contradiction, modification or inconsistency between the terms of the Agreement and this Supplement, the terms of this Supplement shall govern. Capitalized terms used in this Supplement shall have the same meaning described for them in the Agreement unless otherwise indicated herein. LESSOR is either PI Telecom, or is a principal, affiliate, subsidiary, or subsidiary of its principal. LESSOR in addition to PI Telecom, hereby agrees it is bound by all of the terms of the Agreement. LESSEE is Verizon Wireless, or is a principal, affiliate, subsidiary, or subsidiary of its principal. LESSEE, in addition to VZW hereby agrees it is bound by all of the terms of the Agreement.

2. The Premises (as generally described in the Agreement, but more fully described herein) leased by the LESSOR to the LESSEE hereunder is described as follows:

> (Insert description and attach Exhibit 1. In the event the Premises consist of a tower or tower and land, Exhibit 1 shall describe the location on the tower of the Lessee's equipment together with any specific right-of-way, easement or path being leased between any such tower and land parcel.)

3. In the event an Exhibit 1 is attached hereto describing the Premises, the LESSEE shall have the right to survey the Premises and said survey shall then become Exhibit 2 which shall be attached hereto and made a part hereof and shall control in the event of any discrepancies between it and Exhibit 1. The cost for such work shall be borne by the LESSEE.

4. If the Property is subject to a prime lease, license or other such agreement, a copy of such agreement is attached hereto as Exhibit 3 (the "Prime Lease"). This Supplement shall not be effective until Lessee has approved the Prime Lease, and Lessee shall be under no obligation to proceed under this Supplement unless and until the form and substance of the Prime Lease is acceptable to Lessee. By its signature below, Lessee has reviewed and approved of the Prime Lease. This Supplement is subject and subordinate to all of the terms and conditions of the Prime Lease.

5. The approved Site Engineering Application referenced in Paragraph 1 of the Agreement shall be attached hereto as Exhibit 4.

6. The term of this Supplement shall be as set forth in Paragraphs 5 and 6 of the Agreement, except:

(Complete, if applicable)

7. The rent due for the Term of this Supplement shall be an annual rental of _____ Dollars ($ _____) to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR at _____or to such other person, firm or place as the LESSOR may, from time to time, designate in writing at least thirty (30) calendar days in advance of any rental payment date. The rent set forth in each Supplement shall escalate annually on the first anniversary of the Commencement Date of the Supplement and upon each anniversary of the Commencement Date thereafter by an amount equal to either (i) the annual rate of one and a half percent (1.5%) if the Tower was designed and built for LESSEE as the initial tenant (a "BTS Site"), [or ****ALTERNATIVE**** (ii) a rate mutually acceptable to LESSEE and LESSOR consistent with escalation rates in such area where the Tower is located if the Tower was not built for LESSEE but LESSEE is collocating on the Tower (a "Non-BTS Site").] Notwithstanding the above, if the Tower was designed and built for LESSEE but LESSEE secured the underlying ground lease to the Property and the annual escalation under such ground lease exceeds three percent (3%) annually, the annual escalator shall be equal to the annual escalation set forth in the ground lease instead of the one and a half percent (1.5%).

8. This Supplement shall commence on _____ (the "Commencement Date"). LESSOR and LESSEE agree that they shall acknowledge in writing the Commencement Date. LESSOR and LESSEE acknowledge and agree that initial rental payment(s) shall not actually be sent by LESSEE until thirty (30) days after a written acknowledgement confirming the Commencement Date. By way of illustration of the preceding sentence, if the Commencement Date is January 1 and the written acknowledgement confirming the Commencement Date is dated January 14, LESSEE shall send to the LESSOR the rental payment for January 1 and February 1 by February 13.

9. This Supplement concerns a BTS Site/Non-BTS Site — **CHOOSE ONE**] as defined in the Agreement.

10. (Insert any special provisions).

11. The entity and signators signing this Supplement have full authority to do so.

EXHIBIT 1 TO SUPPLEMENT

PREMISES

EXHIBIT 2 TO SUPPLEMENT

SURVEY

EXHIBIT 3 TO SUPPLEMENT

PRIME LEASE

EXHIBIT 4 TO SUPPLEMENT

APPROVED SITE ENGINEERING APPLICATION

EXHIBIT B

FORM OF SITE ENGINEERING APPLICATION

Parallel INFRASTRUCTURE

Site Engineering Application

THIS APPLICATION SHALL BE USED BY PARALLEL INFRASTRUCTURE ("PARALLEL") AND VERIZON WIRELESS ("VZW") FOR THE CONSTRUCTION/INSTALLATION OF A COMMUNICATIONS FACILITY ON PREMISES DESCRIBED IN THE ASSOCIATED SUPPLEMENT PURSUANT TO THE MASTER TOWER LEASE AGREEMENT ("AGREEMENT") BETWEEN PI TELECOM INFRASTRUCTURE V, LLC ("PARALLEL") AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS ("VZW") DATED AS OF _____, 2014. THIS APPLICATION IS SUBJECT TO, AND GOVERNED BY, THE AGREEMENT.

VZW WILL COMPLETE THE FOLLOWING APPLICATION FOR THE SITE VZW IS CONSTRUCTING OR INSTALLING UPON. THIS INFORMATION IS USED TO ASSESS OCCUPANCY SUITABILITY AND FOR PREPARATION OF THE SUPPLEMENT. THIS APPLICATION MUST BE COMPLETED IN ITS ENTIRETY.

SUBMITTAL DATE							
SITE INFORMATION							
Parallel Infrastructure Site ID:			VZW Site ID:				
Parallel Infrastructure Site Name:			VZW Site Name:				
Street Address:							
City:		County:		State:		Zip:	
Latitude (NAD 83):	- - .		Longitude (NAD 83):	- - .			
Desired Installation Date:							

VZW INFORMATION (as it should appear on the lease agreement)					
Company Name:					
Street Address:					
City:		State:	L	Zip:	
Phone:	- - ext.	Fax:	- -		
Entity Type (Partnership, Corporation., etc.):					

VZW LEGAL NOTICE INFORMATION (additional notice)					
Company Name:					
Point of Contact:					
Street Address:					
City:		State:	L	Zip:	
Phone:	- - ext.	Fax:	- -		

VZW CONTACT INFORMATION (market contact of lessee)					
Company Name:					
Point of Contact:					
Street Address:					
City:		State:		Zip:	
Phone:	- - ext.	Fax:	- -		
E-mail:	@ .				

VZW BILLING INFORMATION (if different from lessee information)					
Company Name:					
Point of Contact:					
Street Address:					
City:		State:		Zip:	
Phone:	- - ext.	Fax:	- -		
E-mail:	@ .				

VZW REPRESENTATIVE/SITE ACQUISITION CONTACT INFORMATION (primary point of contact for application information)					
Company Name:					
Point of Contact:					
Street Address:					
City:		State:		Zip:	
Phone Number:	- - ext.	Fax:	- -		
E-mail:	@ .				

Revised: 9/1/2014

ADDITIONAL VZW INFORMATION (supplemental points of contact for application information)			
Leasing Contact:	Name:	Phone: - - ext.	Email: @ .
RF Contact:	Name:	Phone: - - ext.	Email: @ .
Legal Review Contact:	Name:	Phone: - - ext.	Email: @ .
Zoning Contact:	Name:	Phone: - - ext.	Email: @ .
Construction Contact:	Name:	Phone: - - ext.	Email: @ .
Emergency Contact:	Name:	Phone: - - ext.	Email: @ .

ANTENNAS & TRANSMISSION LINES			
Lessee Owned Antennas	Sector 1	Sector 2	Sector 3
Antenna Height ACL			
Antenna Quantity			
Antenna Manufacturer			
Antenna Model (Attach Spec Sheet)			
Antenna Dimensions	L " x W " x D "	L " x W " x D "	L " x W " x D "
Antenna - Upright/Inverted	(Select)	(Select)	(Select)
ERP (Watts)	W	W	W
Azimuth			
Antenna Mount Type			
Tower Mount Amplifiers (TMA)			
TMA Manufacturer			
TMA Model			
TMA Dimensions	L " x W " x D "	L " x W " x D "	L " x W " x D "
Number of Transmission Lines			
Diameter of Transmission Lines			

Satellite/GPS Antennas							
Model:		Size:	(Select)	Mounting:	(Select)	Mounting Height (if on tower):	
GPS:	(Select)	Mounting Height (if on tower):					

GROUND EQUIPMENT					
Dimensions of Lessee's Building or Pad:	L ' x W ' x H '	Total Ground Space:	L ' x W ' x H '	Sq. Ft	
Power Requirements (volts):		HVAC Requirements (BTU):		AC Meter:	(Select)
Required AC Breaker (amps):		Maximum AC Current Draw @ Given Line Voltage (amps):			
Back Up Power Required?	(Select)	Back Up Power Space	' x '	Kilowatt Output:	kW
Generator Make:		Generator Model:		Generator Dimensions:	' x '
Fuel/Type Containment:	(Select)	Fuel Tank Capacity:		Fuel Tank Dimension:	' x '

If installing in existing Lessor building:					
# of Cabinets:		Cabinet Dimensions:	L " x W " x H "	Total Floor Space Required:	
# of Racks		Rack Dimensions:	L " x W " x H "	' x ' (Total Sq. Ft)	
Equipment Manufacturer:			Equipment Model:		
Type (Terminal, Transmitter, Repeater, etc.):			# of Units:		
Using TX Combining?	(Select)	Using RX Multicoupling	(Select)	Filters/Duplexers Make & Model:	

FREQUENCY			
Technology Type	Tx Frequencies	Rx Frequencies	Transmit Power (watts)
	(Select Range)	(Select Range)	
PCS	(Select Additional) List Additional Frequencies Here	(Select Additional) List Additional Frequencies Here	W
Cellular	(Select Range) (Select Additional) List Additional Frequencies Here	(Select Range) (Select Additional) List Additional Frequencies Here	W
(Select Other)			W
(Select Other)			W
Call Sign:		FCC License Expiration Date:	

ADDITIONAL INFORMATION OF PROPOSED INSTALLATION / SPECIAL INSTRUCTIONS

- Modifications to the tower site may be subject to local zoning approval.
- If available, please attach manufacturer's equipment specifications for antennas, mounts, cabinets, shelters, etc.
- When requesting ground space, do not include a buffer around your desired physical footprint. Parallel Infrastructure will provide a non-exclusive buffer between your installation and other proposed and/or existing tenants to allow for access and maintenance

EXHIBIT C

NON-DISCLOSURE

1. To facilitate the conduct of business between the Parties with respect to the Agreement, it may be necessary for the Parties to disclose to each other technical, customer, personnel and/or business information in written, graphic, oral or other tangible or intangible form including, but not limited to, specifications, records, data, computer programs, drawings, schematics, know-how, notes, models, reports and samples. Such information may include proprietary material, as well as material subject to and protected by laws regarding secrecy of communications or trade secrets ("Confidential Information").

2. Each Party acknowledges and agrees as follows:

   a. All Confidential Information acquired by either Party from the other shall be and shall remain the exclusive property of the source;

   b. To inform the receiving Party, in advance of any disclosure of Confidential Information, in non-confidential and non-proprietary terms, of the nature of the proposed disclosure, and to afford the receiving Party the option of declining to receive the Confidential Information;

   c. To receive in confidence any Confidential Information; to use such Confidential Information only for purposes of work, services or analysis related to the subject matter of this Agreement and its Supplement(s) and for other purposes only upon such terms as may be agreed upon between the Parties in writing;

   d. To limit access to such Confidential Information to a Party's employees, contractors, and agents who (i) have a need to know the Confidential Information in order for such Party to participate in the subject matter of this Agreement and its Supplement(s); and (ii) have also entered into a written agreement with the receiving party which provides the same or greater protections to any Confidential Information provided hereunder; and

   e. At the disclosing Party's request, to return promptly to the disclosing Party or to destroy any copies of such Confidential Information that is in written, graphic or other tangible form, and provide to the disclosing Party a list of all such material destroyed.

3. These obligations do not apply to Confidential Information which, as shown by reasonably documented proof:

   a. Was in the other's possession prior to receipt from the disclosing Party; or

b. Was received by one Party in good faith from a third party not subject to a confidential obligation to the other Party; or

c. Now is or later becomes publicly known through no breach of confidential obligation by the receiving Party; or

d. Is disclosed to a third party by the source without a similar nondisclosure restriction; or

e. Was developed by the receiving Party without the developing person(s) having access to any of the Confidential Information received from the other Party; or

f. Is authorized in writing by the disclosing Party to be released or is designated in writing by that Party as no longer being confidential or proprietary.

4. The parties agree that either party may disclose Confidential Information to an Affiliate or to any lender or prospective lender, accountant, attorneys or other professional advisors, subject to the terms and conditions set forth herein. For purposes of this Exhibit "C", an Affiliate shall be defined as an entity where (i) a Party owns at least 51% of the voting shares or interests of such Affiliate entity; (ii) a Party has at least 51% of its voting shares or interests owned by an entity that owns at least 51% of the voting shares or interests of such Affiliate entity; (iii) the Affiliate entity has at least 51% of its voting shares or interests owned by such Party; (iv) results from a merger or consolidation of such Party with another entity; or (v) the Affiliate is under common control of or with a Party.

5. Other than as required by law or as set forth in 3(f), neither Party shall, without the other Party's prior written consent, disclose to any person, or make a public announcement of, the existence of this Agreement or any Supplement(s) or any of the terms of same or any Confidential Information.

6. It is agreed that a violation of any of the provisions of this Exhibit "C" will cause irreparable harm and injury to the non-violating Party and that Party shall be entitled, in addition to any other rights and remedies it may have at law or in equity, to an injunction enjoining and restraining the violating Party from doing or continuing to do any such act and any other violations or threatened violations of this Exhibit "C". Neither Party shall be liable to the other, whether in contract or in tort or otherwise, for special, indirect, incidental or consequential damages including lost income or profits of any kind, even if such Party has been advised of the possibility thereof. In no event shall either Party be liable to the other for punitive or exemplary damages.

7. The obligations with respect to Confidential Information shall extend for a period of three (3) years beyond completion of the term of the Agreement and the Term of any Supplement, including any extensions or renewals thereof; provided, however, that Lessee customer information and either Party's trade secrets shall remain confidential forever.

8. In the event of a discrepancy between the terms of this Exhibit "C" and any previous Non-Disclosure Agreements or any other similar agreements between the Parties relating to Confidential Information or its equivalent, the terms of this Exhibit "C" shall govern; provided, however, that this Exhibit "C" shall not serve to terminate any such pre-existing agreement(s) and such agreement(s) shall remain in effect for the term set forth therein with respect to any Confidential Information or its equivalent disclosed from one Party to the other prior to the execution of this Agreement.

PROJECT SUMMARY

SITE NAME:	MI-VAN BUREN-CREEDEN
SITE ADDRESS:	TBD MORTON TAYLOR ROAD BELLEVILLE, MI 48111
JURISDICTION:	VAN BUREN TOWNSHIP
COUNTY:	WAYNE COUNTY
ZONING:	R-1B
PROPERTY OWNER:	PATRICK CREEDON 43430 ECORSE ROAD BELLEVIEW, MI 48111
TOWER OWNER:	PI TOWER DEVELOPMENT, LLC 7411 FULLERTON STREET SUITE 110 JACKSONVILLE, FL 32256 CONTACT: MICHAEL WILSON PHONE: (585) 330-0211
SITE NUMBER:	PIMI052
SITE COORDINATES:	1A
LATITUDE:	42° 15' 08.66" N (NAD 83)
LONGITUDE:	83° 28' 07.49" W (NAD 83)
ELEVATION:	679.0' (NAVD 88)
OCCUPANCY:	UNMANNED
CONSTRUCTION TYPE:	ZONING
TELEPHONE COMPANY:	TBD CONTACT: TBD PHONE: TBD
POWER COMPANY:	DTE CONTACT: TBD PHONE: TBD
FIRE DEPARTMENT:	VAN BUREN TOWNSHIP 46425 TYLER ROAD BELLEVILLE, MI, 48111 PHONE: (734) 699-8930
POLICE DEPARTMENT:	VAN BUREN TOWNSHIP 46425 TYLER ROAD BELLEVILLE, MI, 48111 PHONE: (734) 699-8930
E911 ADDRESSING:	ORGANIZATION NAME: TBD CONTACT: TBD PHONE: TBD
ZONING REQUIRED:	SUP THRU PC AND TWP
BUILDING PERMIT PROCESS:	TBD

STRUCTURAL REVIEW

CONTRACTOR SHALL ATTAIN AND VERIFY STRUCTURAL EVALUATION REPORT OF EXISTING TOWER FOR EXACT PLACEMENT OF ANTENNAS AND COAX CABLES. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STRUCTURAL EVALUATION REPORT AND NOTIFY VERIZON'S CONSTRUCTION MANAGER IN THE CASE OF ANY DISCREPANCIES. ANY STRUCTURAL MODIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO THE INSTALLATION OF ANTENNAS.

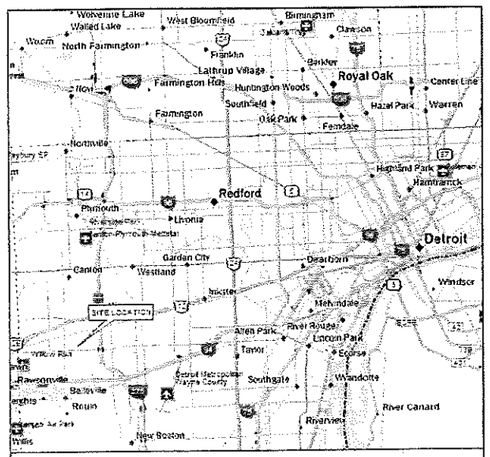
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

Parallel INFRASTRUCTURE

PI TOWER DEVELOPMENT, LLC.

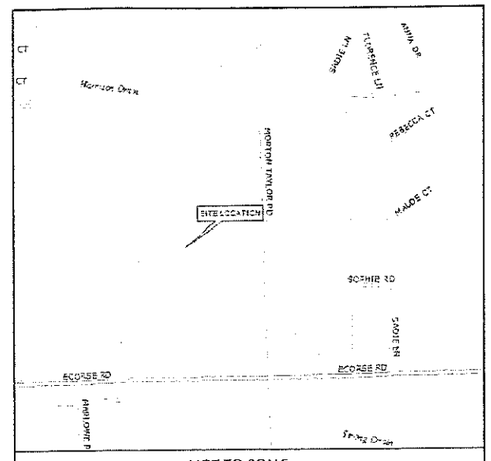
SITE NAME: MI-VAN BUREN-CREEDON
SITE NUMBER: PIMI052
TBD MORTON TAYLOR ROAD
BELLEVILLE, MI 48111

VICINITY MAP



NOT TO SCALE

LOCATION MAP



NOT TO SCALE

DRIVING DIRECTIONS

FROM VERIZON OFFICE SOUTHFIELD, MI:

GET ON I-696 W. HEAD NORTH ON NORTHWESTERN SERVICE DR TOWARD TELEGRAPH RD. TURN RIGHT ONTO TELEGRAPH RD. USE THE RIGHT LANE TO TAKE THE I-696 W/M-10 N/N W HWY RAMP TO LANSING. KEEP LEFT, FOLLOW SIGNS FOR I-696 W AND MERGE ONTO I-696 W. FOLLOW I-696 W AND I-275 S TO ECORSE RD IN VAN BUREN CHARTER TOWNSHIP. TAKE EXIT 20 FROM I-275 S. MERGE ONTO I-696 W. USE THE RIGHT 2 LANES TO TAKE EXIT 1 TO MERGE ONTO I-275 S/I-96 E TOWARD TOLEDO. KEEP RIGHT AT THE FORK TO CONTINUE ON I-275 S, FOLLOW SIGNS FOR INTERSTATE 275/M-14/ANN ARBOR/TOLEDO. TAKE EXIT 20 FOR ECORSE RD TOWARD ROMULUS. CONTINUE ON ECORSE RD. DRIVE TO MORTON TAYLOR RD. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO ECORSE RD. TURN RIGHT ONTO MORTON TAYLOR RD. YOUR DESTINATION WILL BE ON THE LEFT.

PROJECT TEAM

SURVEYOR:
NAME: LANDTECH
ADDRESS: 1275 McGREGOR WAY PO BOX 193
GRAWN, MI 49637
PHONE: (2311 943-0050

A&E ENGINEER:
NAME: TELECAD WIRELESS SITE DESIGN
ADDRESS: 1961 NORTHPOINT BLVD. SUITE 130
HIXSON TN 37343
CONTACT: STEVE HUNT
PHONE: (423) 843-9500

GEOTECHNICAL/SOILS ENGINEERING:
NAME: TBD
ADDRESS: TBD
CITY, STATE, ZIP: TBD
CONTACT: TBD
PHONE: TBD

SHEET INDEX

NO.	DESCRIPTION
T1	TITLE SHEET
S1	SURVEY PLAT
S2	SURVEY PLAT
Z1	OVERALL SITE LAYOUT
Z2	SITE LAYOUT PLAN
Z3	SITE DETAILS

PROJECT DESCRIPTION:

THE PROPOSED PROJECT INCLUDES:
- INSTALL NEW 125' MONOPOLE WITH 4' LIGHTNING ROD.
- INSTALL NEW 12' WIDE GRAVEL ACCESS DRIVE.
- INSTALL NEW ELECTRICAL AND GROUNDING SYSTEMS.
- INSTALL NEW 11'-4" x 19'-6" PAD UNDER 11'-6" x 14'-9" OVERHEAD CANOPY
- INSTALL NEW EMERGENCY GENERATOR AND 1000 GAL. PROPANE TANK

CODE COMPLIANCE

1. UNIFORM BUILDING CODE.
2. BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
3. UNIFORM MECHANICAL CODE.
4. INTERNATIONAL BUILDING CODE MICHIGAN ADDITION (IBC)
5. ANSI/EIA-222-G LIFE SAFETY CODE NFPA-101.
6. UNIFORM PLUMBING CODE.
7. NATIONAL ELECTRIC CODE.
8. LOCAL BUILDING CODE.
9. CITY/COUNTY ORDINANCES,

1 (800) 482-7171
www.missdig.org
CONTRACTOR TO CALL MISS DIG SYSTEMS AT LEAST (2) WORKING DAYS PRIOR TO DIGGING.

SHEET SCALE FACTOR:
PLOT SIZE:
11"x17": TO SCALE

Parallel INFRASTRUCTURE
PI TOWER DEVELOPMENT, LLC.
7411 FULLERTON STREET, SUITE 110
JACKSONVILLE, FL 32256
PH: (904) 430-4830

verizon

TeleCAD Wireless
1961 NORTHPOINT BLVD. SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

A&E PROJECT #:	N/A
DRAWN BY:	SBW
CHECKED BY:	CTD

REVISIONS

NO.	DATE	DESCRIPTION
B	02/01/17	ZONING ISSUE
A	12/06/16	PRELIMINARY REVIEW

STATE OF MICHIGAN
STEPHEN E. HUNT
ENGINEER
No. 6201054169
LICENSED PROFESSIONAL ENGINEER
2/1/17

SITE NAME:
MI-VAN BUREN-CREEDON

SITE NUMBER:
PIMI052

SITE ADDRESS:
TBD MORTON TAYLOR ROAD
BELLEVILLE, MI 48111

DESIGN TYPE:
ZONING

SHEET TITLE:
TITLE SHEET

DRAWING NO. T1
REVISION: B

LATITUDE & LONGITUDE

LATITUDE AND LONGITUDE OF SITE
ARE BASED ON NAD 83.
LATITUDE: 42° 15' 08.66" N 42.252406°
LONGITUDE: 83° 28' 07.49" W -83.468747°
GROUND ELEVATION AT TOWER BASE: 679' AMSL

7.2° MAGNETIC TRUE

SITE INFORMATION

SITE ADDRESS:
43430 ECORSE ROAD
BELLEVILLE, MI 48111

PROPERTY OWNER:
PATRICK CREEDON
43430 ECORSE ROAD
BELLEVILLE, MI 48111

PARCEL ID

83-012-99-0028-000

PARENT PARCEL DESCRIPTION (as provided)

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:
THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF VAN BUREN, COUNTY OF WAYNE, AND STATE OF MICHIGAN, AND PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWN 3 SOUTH, RANGE 8 EAST, TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 3; THENCE SOUTH 88 DEGREES 52 MINUTES WEST 660 FEET; THENCE NORTH 1320 FEET; THENCE NORTH 88 DEGREES 52 MINUTES EAST 660 FEET; THENCE SOUTH 1320 FEET TO THE POINT OF BEGINNING.
AND BEING THE SAME PROPERTY CONVEYED TO PATRICK CREEDON FROM GMAC MORTGAGE LLC BY COVENANT DEED DATED DECEMBER 08, 2010 AND RECORDED FEBRUARY 01, 2011 IN DEED BOOK 48962, PAGE 201.
TAX PARCEL NO. 83-012-99-0028-000

LEASED PREMISES DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 01°12'07" WEST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1,290.14 FEET; THENCE SOUTH 87°56'41" WEST A DISTANCE OF 33.00 FEET TO THE WEST RIGHT OF WAY OF MORTON TAYLOR ROAD (66' / PUBLIC); THENCE SOUTH 87°56'41" WEST A DISTANCE OF 498.55 FEET; THENCE SOUTH 01°12'29" EAST A DISTANCE OF 45.00 FEET; THENCE SOUTH 87°56'41" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°56'41" WEST A DISTANCE OF 75.00 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED PARENT PARCEL; THENCE NORTH 01°12'29" WEST ALONG THE WEST LINE OF SAID PARENT PARCEL A DISTANCE OF 75.00 FEET; THENCE NORTH 87°56'41" EAST A DISTANCE OF 75.00 FEET; THENCE SOUTH 01°12'29" EAST A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. DESCRIBED LEASED PREMISES CONTAINS 5,624 SQUARE FEET OR 0.129 ACRES. BEING PART OF THE PARENT PARCEL SET FORTH IN THAT CERTAIN COVENANT DEED, DATED DECEMBER 8, 2010, RECORDED ON FEBRUARY 1, 2011, IN LIBER 48962, PAGE 201-202, RECORDS OF WAYNE COUNTY, MICHIGAN.

ACCESS/UTILITY EASEMENT DESCRIPTION

AN EASEMENT FOR INGRESS/EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER/UNDER AND ACROSS ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 01°12'07" WEST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1,290.14 FEET; THENCE SOUTH 87°56'41" WEST A DISTANCE OF 33.00 FEET TO THE WEST RIGHT OF WAY OF MORTON TAYLOR ROAD (66' / PUBLIC) AND THE POINT OF BEGINNING; THENCE SOUTH 87°56'41" WEST A DISTANCE OF 498.55 FEET; THENCE SOUTH 01°12'29" EAST A DISTANCE OF 45.00 FEET; THENCE SOUTH 87°56'41" WEST A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED LEASED PREMISES; THENCE NORTH 01°12'29" WEST ALONG THE EAST LINE OF SAID LEASED PREMISES A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF THE PARENT PARCEL; THENCE NORTH 87°56'41" EAST ALONG SAID LINEA DISTANCE OF 528.56 FEET TO SAID WEST RIGHT OF WAY; THENCE SOUTH 01°12'07" EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. DESCRIBED ACCESS/UTILITY EASEMENT CONTAINS 17,207 SQUARE FEET OR 0.395ACRES. BEING PART OF THE PARENT PARCEL SET FORTH IN THAT CERTAIN COVENANT DEED, DATED DECEMBER 8, 2010, RECORDED ON FEBRUARY 1, 2011, IN LIBER 48962, PAGE 201-202, RECORDS OF WAYNE COUNTY, MICHIGAN.

GENERAL NOTES

NO PROPOSED MUNICIPAL SEWER OR WATER UTILITIES ARE REQUIRED FOR THIS SITE. THERE WILL BE NO CHANGE IN DRAINAGE PATTERN DUE TO THE PROPOSED INSTALLATION. NO SIGNIFICANT RUNOFF IS GENERATED BY THE PROPOSED INSTALLATION. NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY. NO HAZARDOUS MATERIALS WILL BE USED, PROCESSED OR STORED AT THE SITE.
TOWER LIGHTING SHALL CONFORM TO FAA STANDARDS AS REQUIRED. ALL WORK SHALL CONFORM TO FAA & FCC REGULATIONS.

THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT. WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ROAD RIGHT OF WAY. AND THAT THERE ARE NO GAPS GORES. SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

ZONING INFORMATION

SUBJECT SITE ZONING: R-1B
ADJACENT ZONING:
NORTH: R-1B
SOUTH: R-1B
EAST: R-1B
WEST: R-1B

TOWER SETBACKS:
FRONT: 1' FOR EVERY 5' OF TOWERR HEIGHT PLUS ZONING DISTRICK SETBACK
REAR: 1' FOR EVERY 5' OF TOWERR HEIGHT PLUS ZONING DISTRICK SETBACK
SIDES: 1' FOR EVERY 5' OF TOWERR HEIGHT PLUS ZONING DISTRICK SETBACK

CERTIFICATION :

TO: PI TOWER DEVELOPMENT LLC. A DELAWARE LIMITED LIABILITY COMPANY: PI TOWER LLC. A DELAWARE LIMITED LIABILITY COMPANY: DEUTSCHE BANK NATIONAL TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE FOR THE BENEFIT OF THE SECURED PARTIES, ITS SUCCESSORS AND/OR ASSIGNS AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.
I, MATTHEW T. MOKANYK, A MICHIGAN PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE MICHIGAN STANDARDS OF PRACTICE: AND THAT THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS FOR A RURAL PARTIAL BOUNDARY SURVEY AS DEFINED UNDER ALTA/NSPS 2016 STANDARDS.

Matthew T. Mokanyk P.S., P.E.
Michigan P.S. No. 42063

10/21/16
Date

BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE. NAD 83.

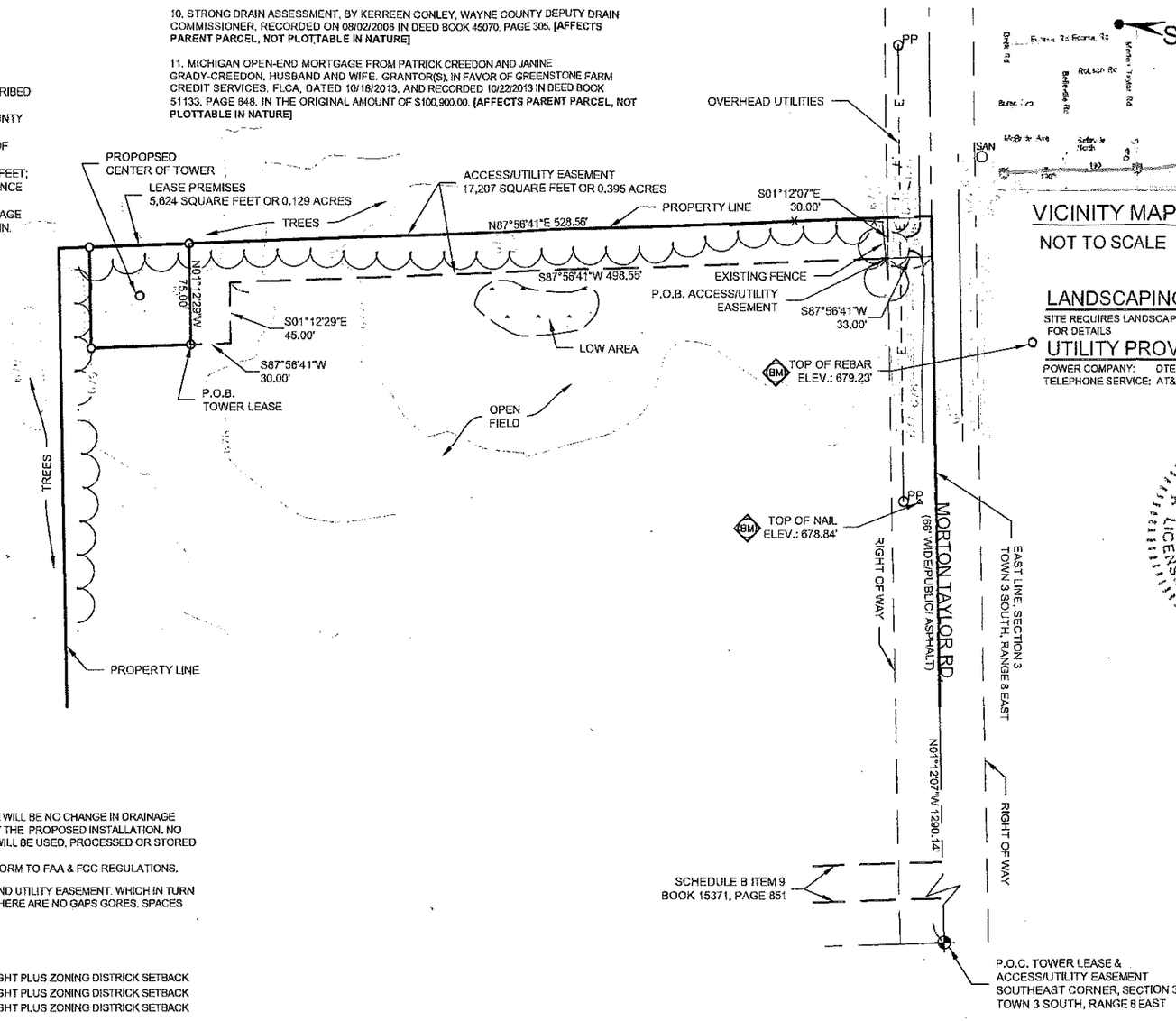
NOTES CORRESPONDING TO SCHEDULE B

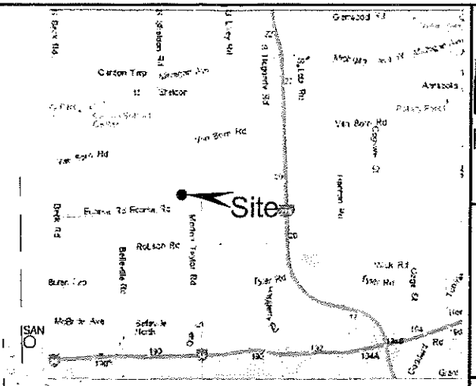
THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 23937788 WITH AN EFFECTIVE DATE OF SEPTEMBER 27, 2016 CONTAINS THE FOLLOWING SURVEY RELATED ITEMS:

9. EASEMENT FOR WATER MAIN IN FAVOR OF THE TOWNSHIP OF VAN BUREN, A MUNICIPAL CORPORATION OF THE COUNTY OF WAYNE, STATE OF MICHIGAN, SET FORTH IN INSTRUMENT RECORDED ON 06/22/1964 IN DEED BOOK 15371, PAGE 851. **[AFFECTS PARENT PARCEL, DOES NOT AFFECT LEASED PREMISES OR ACCESS/UTILITY EASEMENT]**

10. STRONG DRAIN ASSESSMENT, BY KERREEN CONLEY, WAYNE COUNTY DEPUTY DRAIN COMMISSIONER, RECORDED ON 08/02/2006 IN DEED BOOK 45070, PAGE 305. **[AFFECTS PARENT PARCEL, NOT PLOTTABLE IN NATURE]**

11. MICHIGAN OPEN-END MORTGAGE FROM PATRICK CREEDON AND JANINE GRADY-CREEDON, HUSBAND AND WIFE. GRANTOR(S), IN FAVOR OF GREENSTONE FARM CREDIT SERVICES, FLCA, DATED 10/18/2013, AND RECORDED 10/22/2013 IN DEED BOOK 51133, PAGE 848, IN THE ORIGINAL AMOUNT OF $100,900.00. **[AFFECTS PARENT PARCEL, NOT PLOTTABLE IN NATURE]**





VICINITY MAP

NOT TO SCALE

LANDSCAPING REQUIREMENTS

SITE REQUIRES LANDSCAPING. SEE CONSTRUCTION DRAWINGS FOR DETAILS

UTILITY PROVIDERS

POWER COMPANY: DTE 1-800-477-4747
TELEPHONE SERVICE: AT&T 1-800-288-2020

STATE OF MICHIGAN
MATTHEW MOKANYK
PROFESSIONAL SURVEYOR
NO. 42063
LICENSED PROFESSIONAL SURVEYOR

LEGEND

- IRON FOUND
- IRON SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- GPS MONUMENT
- MONUMENT BOX FOUND
- MONUMENT FOUND
- MONUMENT SET
- (R) RECORD
- (M) MEASURED
- STORM MANHOLE
- CATCH BASIN
- SQUARE CATCH BASIN
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- MONITOR WELL
- TELCO. MANHOLE
- POWER POLE
- GUY
- LIGHT POLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC HANDHOLE
- WATER VALVE
- HYDRANT
- GAS METER
- GAS MARKER
- GAS VALVE
- TELEPHONE PEDESTAL
- SIGN POST
- FENCE LINE
- BENCHMARK

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

SURVEY PLAN

SCALE: 1"=100'

0 100' 200'

FLOOD NOTE

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATION SITE IS LOCATED IN ZONE X, COMMUNITY PANEL No. 26163C0215E, DATED 02/02/2012

TITLE RESOLUTION

LANDTECH SURVEYING HAS RECEIVED AND REVIEWED THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED EFFECTIVE SEPTEMBER 27, 2016, BEING COMMITMENT No. 23937788, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

811 Know what's below. Call before you dig.

Parallel INFRASTRUCTURE
4601 TOUCHTON ROAD EAST,
BLDG. 300, SUITE 3200
JACKSONVILLE, FL 32246

New Par, a Delaware Partnership dba
verizon wireless

LANDTECH PROJECT NUMBER: 1630930

REV.	DATE	DESCRIPTION	REQ. BY	BY
0	10/24/16	PRELIMINARY DRAWINGS	SEH	RJH
1	11/07/16	LEASE MOVE	DS	RJH
2	11/14/16	TITLE REVIEW	DS	RJH

DRAWING SCALE NOTE: THE DRAWINGS ARE DESIGNED FOR 11"x17" (TABLOID/LEGAL) SIZED PAPER. WHERE MUNICIPALITIES REQUIRE 24"x36" COPIES OF PRINTS, LANDTECH SHALL PLOT THE DRAWINGS AT A RATIO OF 2:1. ALL SUCH COPIES SHALL HAVE A SCALE 1/2 THE SHOWN SIZE.

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500 FAX: 423-843-9509

LANDTECH
PROFESSIONAL SURVEYING & ENGINEERING
AL, AR, AZ, CO, FL, GA, IL, IN, KS, KY, LA, MD, MN, MO, NE, NJ, NO, NV, NM, NY, OH, OK, PA, SC, SD, TN, TX, VA, WV, WI
231.943.0050ph 877.820.LAND toll free
www.landtechpa.com www.towersurveyors.com

MI-VAN
BUREN-CREEDEN
PIMI052

SITE ADDRESS:
43430 ECORSE ROAD
BELLEVILLE, MI 48111

COUNTY: WAYNE COUNTY

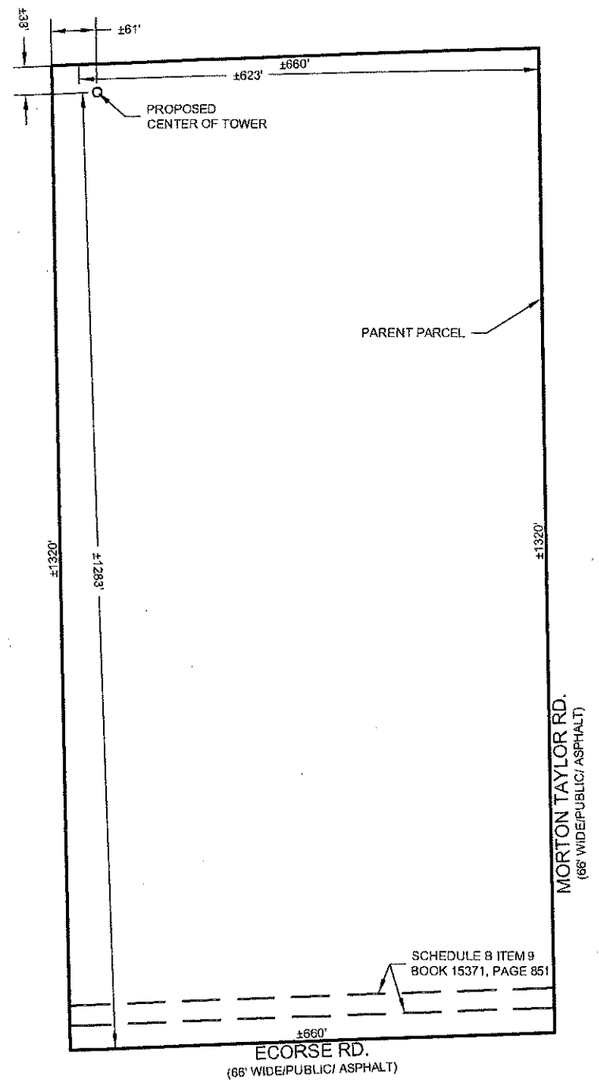
Sheet Title:
SURVEY PLAT

Sheet Number:
S-1

IRON FOUND	STORM MANHOLE	LIGHT POLE	SIGN POST
IRON SET	CATCH BASIN	ELECTRIC TRANSFORMER	FENCE LINE
P.K. NAIL FOUND	SQUARE CATCH BASIN	POWER POLE	BENCHMARK
P.K. NAIL SET	SANITARY MANHOLE	GUY	
GPS MONUMENT	SANITARY CLEAN-OUT	WATER VALVE	
MONUMENT BOX FOUND	MONITOR WELL	HYDRANT	
MONUMENT FOUND	TELCO. MANHOLE	GAS METER	
MONUMENT SET	ELECTRIC METER	GAS MARKER	
(R) RECORD	ELECTRIC HANDHOLE	GAS VALVE	
(M) MEASURED		TELEPHONE PEDESTAL	

LEGEND

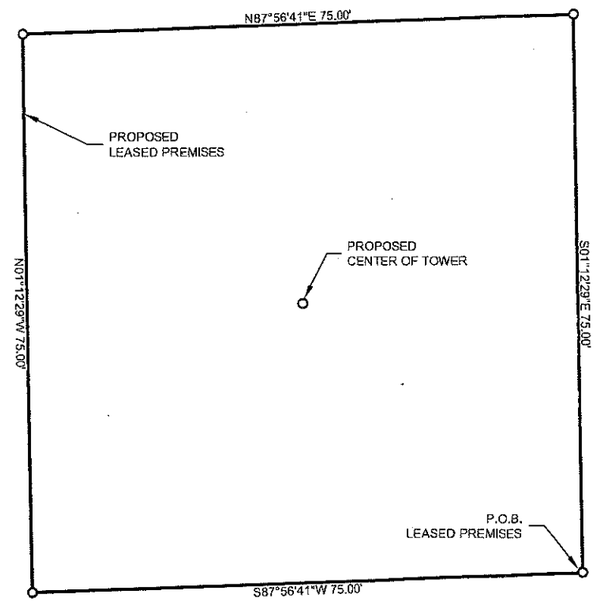
ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.



PARENT PARCEL DETAIL

SCALE: 1"=200'

0 200' 400'



LEASED PREMISES DETAIL

SCALE: 1"=20'

0 20' 40'

Parallel INFRASTRUCTURE
4601 TOUCHTON ROAD EAST,
BLDG. 300, SUITE 3200
JACKSONVILLE, FL 32246

New Par, a Delaware Partnership dba
verizon wireless

LANDTECH PROJECT NUMBER: 1630930

REV.	DATE	DESCRIPTION	REQ. BY	BY
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1	11/07/16	LEASE MOVE	DS	RJH
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www.landtechgis.com www.towersurveyors.com

MI-VAN
BUREN-CREEDEN
PIMI052

SITE ADDRESS:
43430 ECORSE ROAD
BELLEVILLE, MI 48111

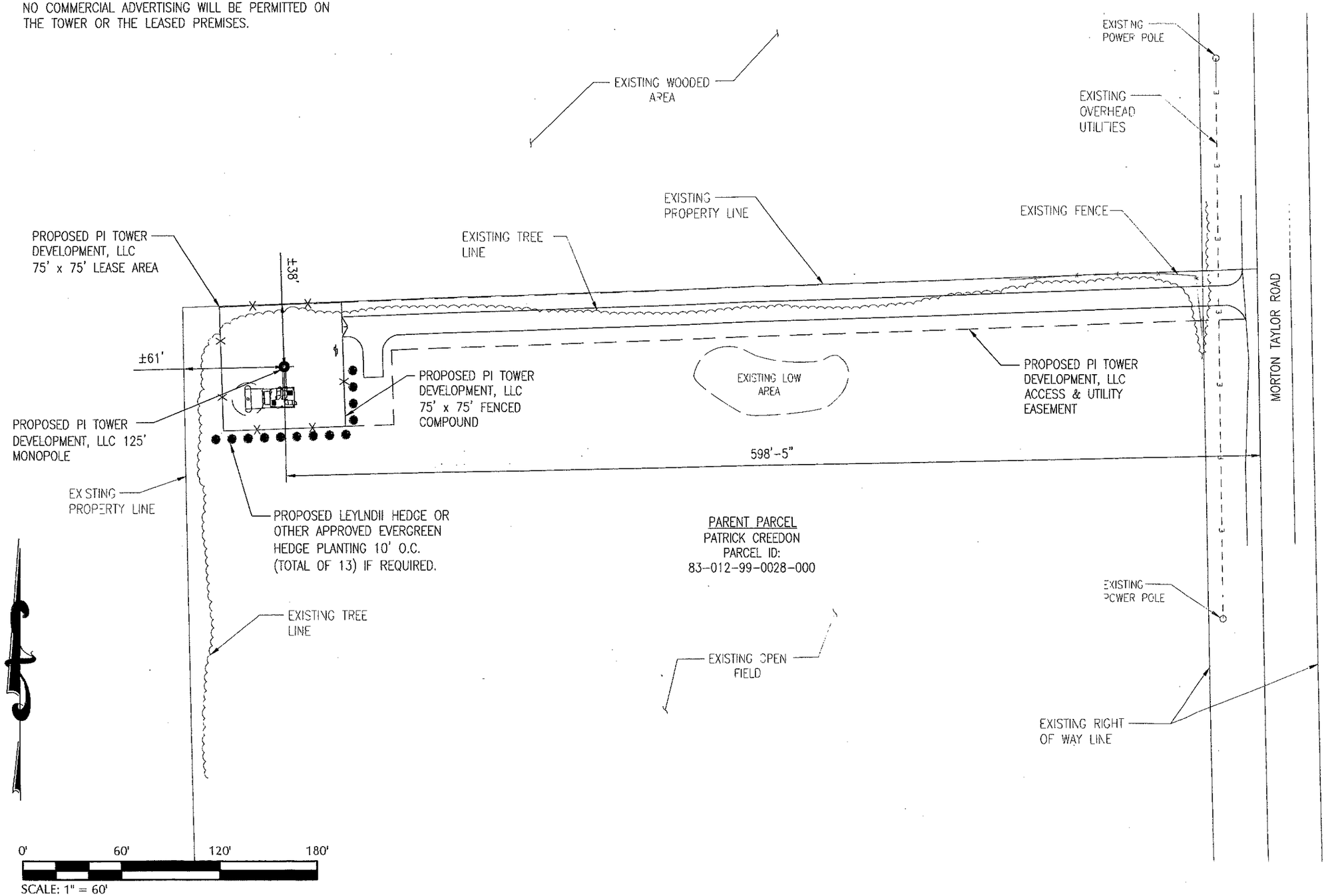
COUNTY: WAYNE COUNTY

Sheet Title:
SURVEY PLAT

Sheet Number:
S-2

NOTES:

- DIMENSIONS SHOWN ARE TO THE CLOSEST PROPERTY LINES. FOR ALL DIMENSIONS TO ALL PROPERTY LINES SEE SHEET S-2.
- NO COMMERCIAL ADVERTISING WILL BE PERMITTED ON THE TOWER OR THE LEASED PREMISES.



Parallel INFRASTRUCTURE
PI TOWER DEVELOPMENT, LLC.
7411 FULLERTON STREET, SUITE 110
JACKSONVILLE, FL 32256
PH: (904) 430-4830

verizon

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

A&E PROJECT #:	N/A
DRAWN BY:	SBW
CHECKED BY:	CTD

REVISIONS

NO.	DATE	DESCRIPTION
2	02/01/17	ZONING ISSUE
1	11/28/16	PRELIMINARY REVIEW

STATE OF MICHIGAN
STEPHEN E. HUNT
ENGINEER
No. 6201054169
LICENSED PROFESSIONAL ENGINEER
2/1/17

SITE NAME:
MI-VAN BUREN-CREEDON

SITE NUMBER:
PIMI052

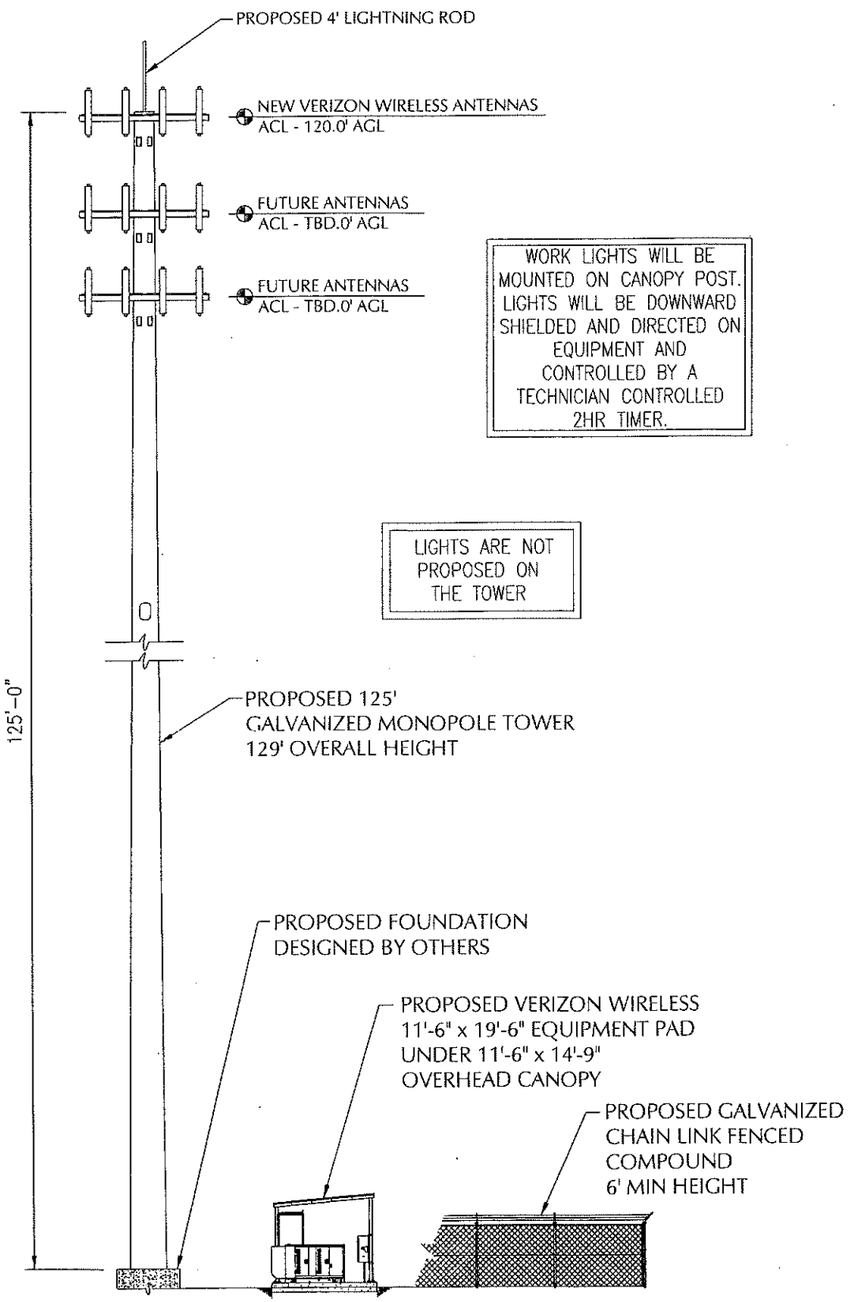
SITE ADDRESS:
TBD MORTON TAYLOR ROAD
BELLEVILLE, MI 48111

DESIGN TYPE:
ZONING

SHEET TITLE:
TITLE SHEET

DRAWING NO.: Z1

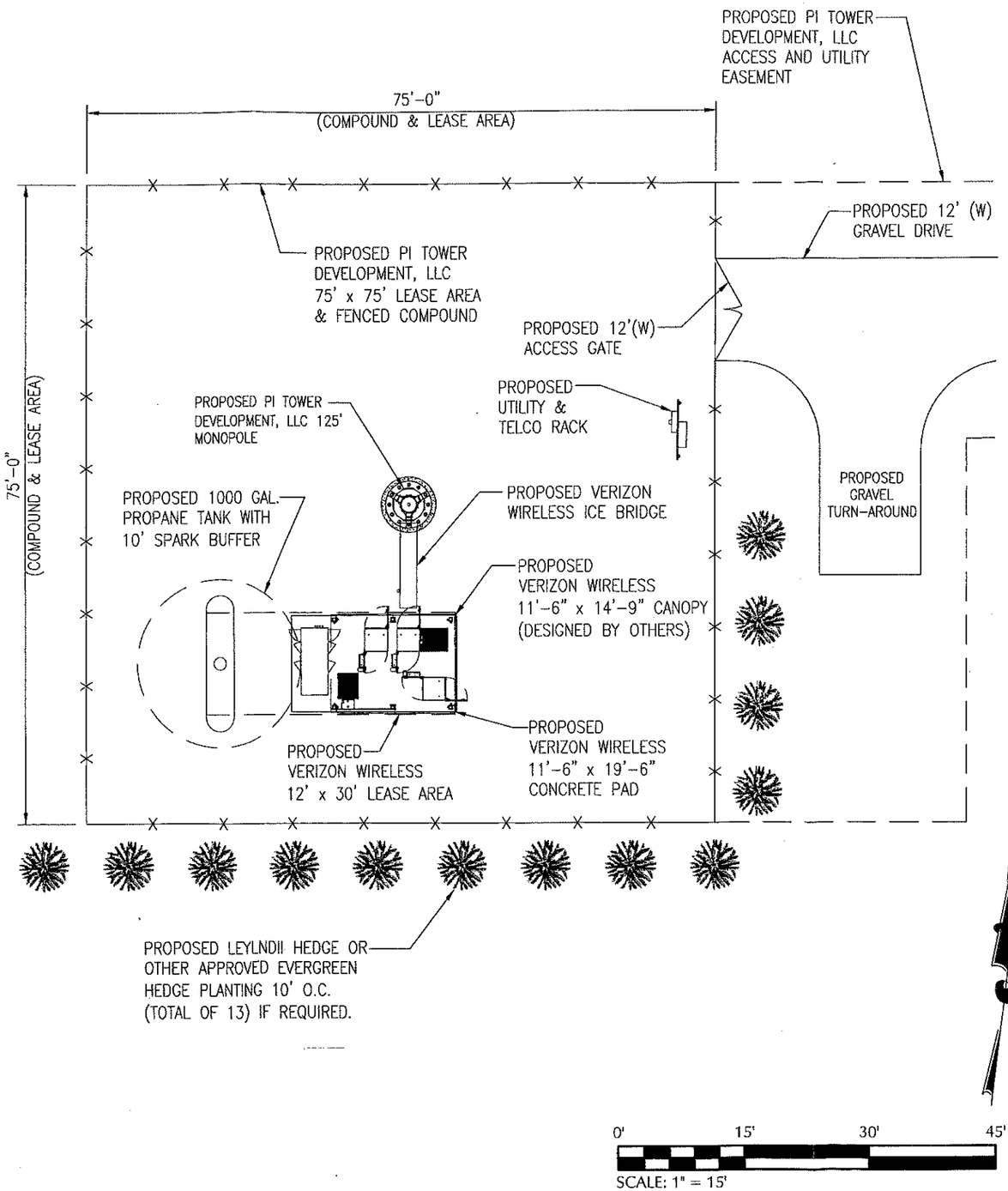
REVISION: B



WORK LIGHTS WILL BE MOUNTED ON CANOPY POST. LIGHTS WILL BE DOWNWARD SHIELDED AND DIRECTED ON EQUIPMENT AND CONTROLLED BY A TECHNICIAN CONTROLLED 2HR TIMER.

LIGHTS ARE NOT PROPOSED ON THE TOWER

TOWER ELEVATION



0' 15' 30' 45'

SCALE: 1" = 15'

Parallel INFRASTRUCTURE
PI TOWER DEVELOPMENT, LLC.
7411 FULLERTON STREET, SUITE 110
JACKSONVILLE, FL 32256
PH: (904) 430-4830

verizon

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

A&E PROJECT #:	N/A
DRAWN BY:	SBW
CHECKED BY:	CTD

REVISIONS

NO.	DATE	DESCRIPTION
B	02/01/17	ZONING ISSUE
A	11/28/16	PRELIMINARY REVIEW

STATE OF MICHIGAN
STEPHEN E. HUNT
ENGINEER
No. 6201054169
LICENSED PROFESSIONAL ENGINEER
2/1/17

SITE NAME:
MI-VAN BUREN-CREEDON

SITE NUMBER:
PIMI052

SITE ADDRESS:
TBD MORTON TAYLOR ROAD
BELLEVILLE, MI 48111

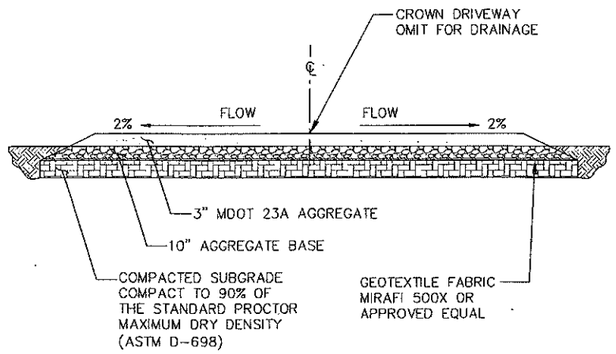
DESIGN TYPE:
ZONING

SHEET TITLE:
TITLE SHEET

DRAWING NO.: Z2

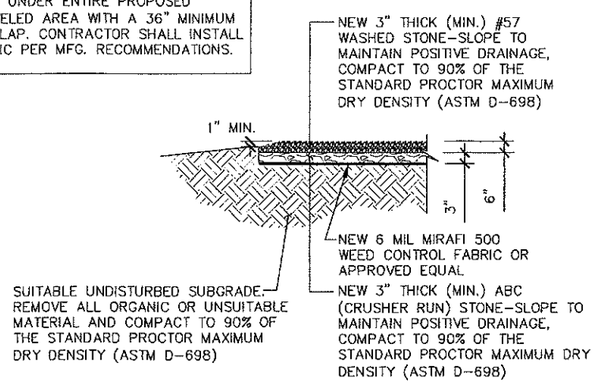
REVISION: B

NOTE:
WEED CONTROL FABRIC SHALL BE USED UNDER ACCESS DRIVE WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.

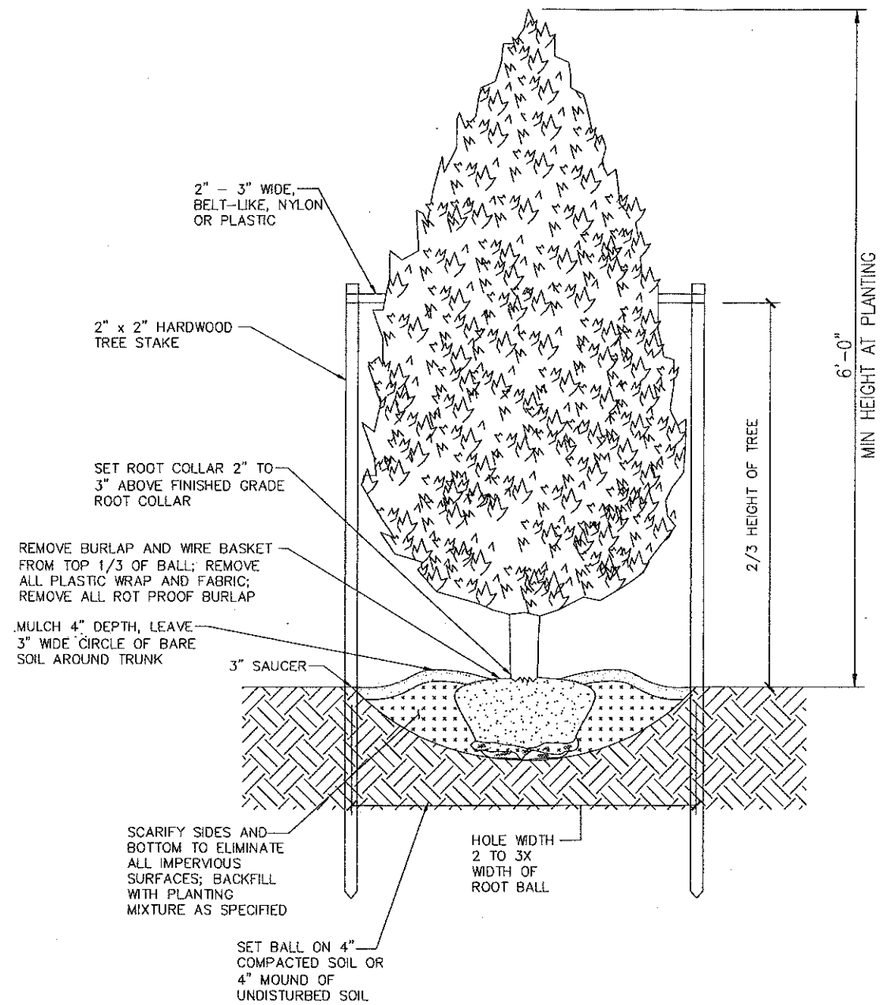


1 ACCESS DRIVE DETAIL SCALE: N.T.S.

NOTE:
WEED CONTROL FABRIC SHALL BE USED UNDER ENTIRE PROPOSED GRAVELED AREA WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.



2 COMPOUND FINISH DETAIL SCALE: N.T.S.



3 PLANTING DETAILS – EVERGEEN TREES SCALE: N.T.S.

Parallel
INFRASTRUCTURE
PI TOWER DEVELOPMENT, LLC.
7411 FULLERTON STREET, SUITE 110
JACKSONVILLE, FL 32256
PH: (904) 450-1830

verizon

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

A&E PROJECT #:	N/A
DRAWN BY:	SBW
CHECKED BY:	CTD

REVISIONS

NO.	DATE	DESCRIPTION
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STATE OF MICHIGAN
STEPHEN E. HUNT
ENGINEER
No. 6201054169
LICENSED PROFESSIONAL ENGINEER
2/1/17

SITE NAME:
MI-VAN BUREN-CREEDON

SITE NUMBER:
PIMI052

SITE ADDRESS:
TBD MORTON TAYLOR ROAD
BELLEVILLE, MI 48111

DESIGN TYPE:
ZONING

SHEET TITLE:
TITLE SHEET

DRAWING NO. Z3
REVISION: B

Memo

TO: Planning Commission

FROM: Matthew R. Best
Deputy Director of Planning and Economic Development

RE: Administrative Review of McDonald's Remodel (VBT 17-028)

DATE: August 23, 2017

McDonald's Real Estate Company is requesting site plan review for building façade improvement and some parking lot/sidewalk replacement at 2193 Rawsonville. This project includes an updated façade and demolition/replacement of a small section of sidewalk and parking area. This project meets the requirements for an Administrative Review. It meets this requirement for the following reasons...

1. No variances to the Ordinance are required; and
2. The proposed new construction would not increase the total square footage of the building greater than 25% or 1,000 square feet, whichever is less.

Recommendation

McDonald's Real Estate Company is requesting an administrative review. Per my review of the site plan and associated file, this application is approved under administrative review subject to the following conditions...

1. That the applicant obtains approval from the Van Buren Township Fire Marshal.
2. That the standard Landscape Maintenance Statement be added to the plans.
3. Provide documentation for the cross access agreement/easement along the south lot line.
4. Provide cut sheets/photographs of proposed building elevation lighting (exterior lighting plan.) Must provide these sheets before the building permit is issued.
5. That all proposed signage complies with the Zoning Ordinance.