

GRAYLING CHARTER TOWNSHIP ZONING BOARD OF APPEALS
SEPTEMBER 16, 2019 MINUTES

1. 7:00 P.M. Call to order.
2. Pledge of allegiance.
3. Roll Call
Present – Cox, French, K. Olson, J. Zalobsky & alternate C. Reetz
4. Chair explains the formation, powers and duties of the zoning board of appeals and the public procedure to be followed. (3, 4 or All) members were present. Chair explains that a majority of three votes is needed to take action. Variances are granted to the property, not to the owner. Chair reads 125.3606 MCL concerning appeals. An appeal under this section shall be filed within 30 days after the zoning board of appeals certifies its decision in writing or approves the minutes of its decision. Appeals of zoning decisions are made in circuit court.
5. Chair opens public hearing closes regular meeting.

Case # 19-05	Request for variance
Petitioner:	Philip and Brenda Chilcote
Address:	5973 W M-72 HWY Grayling, MI 49738
Local Address	5973 W M-72 HWY Grayling, MI. 49738
Property ID #	040-41-007-11-045-00
Location	SEC 7 T26N R3W
Zoning:	NRD Natural River District
Lot size:	2.12 acres+-
Request:	Requesting 118’ front, 66’ side variance to construct permanent pre-fabricated enclosed structure.
Non-conformances:	Ordinance 2018-01, Article 4, Section 4.12.G.8.a, 4.12.H.1, 4.12.I.2.a-f
Zoning justification:	Ordinance 2018-01, Section 8.3.A.4.A-I

Petitioner Philip Chilcote explains request.
J. Cox has several questions.
D. French asks about structure.
No public comments or letters in opposition

6. Chair closes public hearing opens regular meeting.
Motion by J. Zalobsky support by K. Olson to approve request with amendment to remove the word enclosed. All ayes. Motion carried.
7. Chair opens public hearing closes regular meeting.

Case # 19-06	Request for variance
Petitioner:	Colin and Kimberly Hunter
Address:	1386 Cheviot Trl. Grayling, MI 49738
Local Address	1386 Cheviot Trl. Grayling, MI. 49738

Property ID # 040-41-012-04-120-00
Location SEC 12 T26N R3W
Zoning: NRD Natural River District
Lot size: 9.01 acres +or -
Request: Requesting 120' front variance to construct Attached Deck.
Non-conformances: Ordinance 2018-01, Article 4.12 section I.2
Zoning justification: Ordinance 2018-01, Section 8.3.A.4.A-I

Petitioner Colin Hunter explains request.
J. Cox questions size.
No comments or letters in opposition.

8. Chair closes public hearing opens regular meeting.
Motion by C. Reetz support by J. Zalobsky to approve request as presented. All ayes. Motion carried.
9. Chair opens public hearing closes regular meeting.

Case # 19-07 Request for variance
Petitioner: Sheronica Chase- Agent Tillman Infrastructure.
Address: 10700 W. Higgins Rd.
Rosemont, IL 60018
Local Address 581 N. Wilcox Bridge Rd.
Grayling, MI. 49738
Property ID # 040-44-032-04-080-01
Location SEC32 T27N R3W
Zoning: R-F Recreational Forest
Lot size: 2.50 acres +or-
Request: Requesting Separation Variance half mile separation requirement, and Fall zone setback of 109' for 180' tower
Non-conformances: Ordinance 2018-01, Article 7.24.C.1.6.
Zoning justification: Ordinance 2018-01, Section 8.3.A.1-.4.A-I

Tillman spokesman Mike Bieniek explains request
Points out ordinance 7.24 D-1 existing tower is 299% above engineered stress level allowance
Explains how new engineered tower will collapse and the service coverage map.
Explains that the existing towers frequency level is insufficient.

Dave Waltz asked about engineering design concerned about failure.
J. Zaalobsky asks about Military flight path concerns.
J. Cox asked about collapse engineering and narrowness of property chosen.
American Tower attorney Larry Opalewski states practical difficulty not-met, factors not met nothing unusual about property.

10. Chair closes public hearing and opens regular meeting.
C. Reetz questions location due to narrowness of property.
Mr. Bieniek (Tillman) explains reason for location based on optimal service.
J. Cox question fall radius.

Mr. Bieniek explains engineering for self-collapsing tower and why they chose location.

J. Zalobsky questions why state land was not chosen.

Mr. Bieniek explains why state land is not feasible.

K. Olson asks why tower location was so close to existing communication tower.

Mr. Bieniek explained location choice.

C. Reetz asked why another location was not pursued more aggressively near desired location.

MR. Bieniek (Tillman spokesperson) requests to table meeting in order to provide info about the process for approaching property owners with request to lease property for communication tower.

Motion by C. Reetz support by J. Cox to table meeting to October 21, 2019 for more info on tower leasing process. Four ayes, one nay. Motion carried.

11. Motion by J. Cox support by J. Zalobsky to Approve minutes from August 19, 2019. All ayes. Motion carried.
12. Last minute additions and other matters which may legally come before the board.
13. Motion by J. Cox support by C. Reetz to adjourn.