



CITY OF BURTON
BURTON CITY COUNCIL MEETING
JULY 17, 2017
MINUTES

Council Chambers

Public Hearing

6:30 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by President Steven Heffner at 6:41 PM.

A. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Tom Martinbianco	Councilman	Present	
Duane Haskins	Councilman	Present	
Steven Heffner	President	Present	
Steven Hatfield	Councilman	Present	
Christina Conley	Councilwoman	Present	
Dennis O'Keefe	Councilman	Present	
Vaughn Smith	Councilman	Present	

B. OPEN PUBLIC HEARING 6:41 P.M.

1. THIS IS THE TIME FIXED FOR HEARING AND CONSIDERING ANY OBJECTIONS AND/OR FAVORABLE COMMENTS RELATIVE TO THE ERECTION OF A 150' STEALTH MONOPOLE TOWER FACILITY UPON 2462 S. GENESEE PARCEL ID# 59-22-400-006, WIRELESS COMMUNICATION SITE TO BE LOCATED AT THE NORTHWEST CORNER OF GENESEE RD. AND ATHERTON RD.

Andrew Webber from Telecad spoke for his client, Verizon Wireless. He said the antennas will be covered with panels and around the compound there will a white vinyl fence to block the view of any equipment. It will be a nice landscaped area. We also have panels with a cross on them. This will connect the area where there is no coverage.

Robert Bell, Attorney representing Verizon Wireless spoke regarding the area coverage, signal strengths, customer complaints, dropping signal, capacity issues, residential, non-residential coverage and use, FTC, FCC and Limitations Act. He said each tower is capable of handling a certain number of signals per second. This new tower site would help with these issues and allow the other sites to work more efficiently. We are asking permission to put up a stealth tower with the cross panels that will be consistent and will blend in with the church that is there now.

Mr. Martinbianco stated we have certain institutions in place right now that talk about where you have to be able to co-mingle with our existing towers where they are available and that are on city owned property.

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within the search range and city owned property would not have worked for the coverage we need. Any cell phone service that builds a tower are required by Federal Law to allow any other carrier to go on that tower. Your ordinance says the same thing. It's more important for us to get our coverage gaps taken care of then wait for someone else to do it and then use their tower.

Mr. Haskins asked why this tower couldn't go in an empty field instead of around the houses. All of the other towers are not seen, this one would be right on the corner of Genesee and Atherton Road.

Mr. Bell said the entire search range is zoned residential even if it's an open field. By placing it in an existing already developed area and doing it as a stealth tower that approves the ability of other areas zoned residential to be able to be developed rather than placing a standard tower there. This tower would be concealed as a stealth tower and with privacy fence to conceal the propane tank, generator, etc. This location was the best fit for dealing with capacity and coverage issues. Moving it any distance would affect the efficiency. We have investigated the area for 18 months. You are one of 24 different agencies that have to approve the tower before it goes in, including State and Federal. One of the things we had to consider was trying to avoid placing the tower adjacent to a forested area because of the Endangered Species Act. Almost every forested area in Michigan has the potential to be a habitat for the Indian Bat, which is an endangered species.

Mrs. Abbey stated six foot is the maximum height allowed for privacy fence and it is not allowed in a front yard in a residential area.

Mr. Bell stated if the privacy fence is an issue we could put trees around the tower instead.

Mr. Smith said I would like to see one of our business's get this so they can make some money off the residual and it can help them pay their taxes, Walker Farms for an example.

Mr. Bell said we normally look at church or school property. When we place our towers on real property, such as Walker Farms, we would be subject to substantial personal property taxes that we would pay directly. If we placed the tower on Atherton and Genesee Road we are still subject to personal property tax. The cost of putting up this tower will be around \$200,000.

Mrs. Abbey said she sent an email to the Assessor's Office and asked since this property is considered tax exempt would it affect the real property. They said the compound area that the tower would take up would be charged tax to the tower owner not the property owner.

Mayor Zelenko asked why the county retention area behind Walkers Farm wasn't considered. This was a government property.

Mr. Bell stated we were told that was unavailable outside the search grid.

Mayor Zelenko stated the county retention pond is within the search grid as well as the old school property at the end of Sitka Street. Also in the area would be

Atherton Schools, the old urban railroad bed, property behind Meijer, etc.

Mr. Bell stated they did consider some of this property but decided against it because of setback and wetland issues.

Discussion ensued regarding holding another meeting after researching other areas as a possibility.

Mr. Bell said we could come back and describe why the other sites considered would not work for this tower. There is a Michigan law that provides that action must be taken by the city within 90 days after the end of the comment period that is provided in the Michigan Statute.

Mrs. Abbey stated I want to start by giving you a brief summary of the Wireless Communication Facilities Ordinance Chapter 152. There are some very important sections that I need to summarize for you.

152.01 The purpose and intent of the wireless communication facilities ordinance is to:

- A. Recognizing the number of providers authorized to establish and operate wireless communication services and coverage, it is the further purpose and intent of this city to:
 - 1. Facilitate adequate and efficient provision of sites
 - 2. Identify predetermined area within the city for their location
 - 3. Understand that sometimes these predetermined areas may not work
 - 4. Limit overcrowding or inappropriate placement
 - 5. Promote the public health, safety and welfare
 - 6. Require the removal when obsolete
 - 7. Minimize the negative visual impact
- B. The City hereby determines that the presence of numerous tower structures, particularly if located within residential areas, would decrease the attractiveness and destroy the character and integrity of the community. This, in turn would have an adverse impact upon property values.

With that background I would like to explain the three types of wireless communication facilities that are included in the Ordinance.

First is provided in 152.04 which is a "Permitted Communication Facility Approval (PCFA)". Example of these facilities are colocations on existing towers, attachment to an existing structure such as an existing utility pole, and structures within right of way greater than 204 feet.

152.04 (B) Upon the City Council's determination that the proposed facility or structure warrants PCFA consideration, the application shall be reviewed in accordance with the following standards and conditions:

- 1. Facilities shall not be demonstrably injurious to neighborhoods or otherwise detrimental to the public safety and welfare;
- 2. Facilities shall be located and designed to be harmonious with the surrounding areas;
- 3. Wireless communication facilities shall comply with applicable federal and state standards relative to the environmental effects of radio frequency emissions; and

4. Applicants shall demonstrate a justification for the proposed height of the structures and an evaluation of alternative designs which might result in lower heights.

Second is provided in 152.05 "Special Communication Facility Approval (SCFA) within a Manufacturing district"

152.05(A) just talks about the notification requirements for the hearing.

Although this particular application is not located in a manufacturing district it is important to remember these standards.

152.05 (B) All applications submitted for SCFA consideration shall be reviewed by the City Council in accordance with, and subject to, the following standards and conditions:

1. All standards and conditions of 152.04 (B)
2. Height of tower shall be the max height demonstrated to be necessary
3. The setback of the support structure from residentially zoned area shall be at least the height of the highest point of any structure on the premises.
4. When the proposed structures abuts a parcel of land zoned for a use other than residential, the minimum setback shall be in accordance with the required setback for main principal structures.
5. Access to the structure shall be unobstructed.
6. If located on the roof of a building it shall aesthetically have the appearance of the principal structure.
7. The color of the support structures and all accessory building shall be reviewed to minimize distraction, reduce visibility, maximize aesthetic appearance and ensure compatibility with surrounding.
8. Shall be constructed in accordance with building codes
9. Soils may be considered. May require a soils report.
10. A maintenance plan shall be submitted by the applicant and approved by City Council.
11. The applicant shall also provide a demonstration of the technical, practical, or economic need for the proposed facility.

152.06 Third is a Special Communication Facility Approval outside of the Manufacturing Districts. Then there are two categories here:

1. A municipal owned site, some other government owned site, and public park (it is important to note that I was provided with a search ring in June of 2016 and there were NO CITY OF BURTON owned properties within the ring at the time)
2. All other applications submitted (This is the application that is before you for 2462 S. Genesee)

Ordinance requires that these facilities shall be reviewed by City Council in accordance with, and subject to, the following standards and conditions:

1. ALL of those standards and conditions as set forth in 152.05 (B)
2. The applicant shall demonstrate that a location upon property zoned M-1 or M-2 cannot reasonably meet the coverage or capacity needs of the applicant.
3. Wireless communication facilities shall be of a design such as, without limitation, a steeple, a bell tower, or other form which is compatible with the existing character of the proposed site, neighborhood, and general area, as approved by City Council.

Given all of this information, it is my professional opinion that the intent and purpose of the wireless communication facilities ordinance is not being met because:

1. The presence of the tower within the residentially zoned area would decrease the attractiveness and destroy the character and integrity of the community. This, in turn would have an adverse impact upon property values. 152.01 (B)
2. The application does not meet the standards of 152.05 (B) (3) which states "The setback of the support structure from residentially zoned area shall be at least the height of the highest point of any structure on the premises". The property that is requesting the tower is zoned residential therefore it is not setback from the residentially zoned property.
3. Facilities shall be located and designed to be harmonious with the surrounding areas 152.04 (B)(2)

Therefore we would recommend denial of the wireless communications systems case 17-01.

Mr. Bell replied your ordinance does not state that cell phone towers are not allowed on residential property. Setback requirements are never applied to the property itself, it is applied to the adjacent properties. This 150 foot setback, which is designed for safety, will be met. We are being harmonious with the area by putting up a cross versus trees.

Joseph Richvalsky of Burton stated I think this should be turned down for the following reasons: 1. Standards, specs and ordinance requirements. 2. Taxes on property. 3. Fall risk, there is always a possibility. 4. Aesthetics, it doesn't look good. It would stick out like a sore thumb.

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Mr. Bell stated we do consider the height of the towers around the airport. We already have a preliminary approval from the FAA. In the packet you will see the

engineering data and it would be consistent with the area, specifically crosses near a church.

C. CLOSE PUBLIC HEARING AT 7:45 PM

D. COUNCIL ACTION

1. APPROVE AND AUTHORIZE the Application for Wireless Communication System submitted by Verizon Wireless for the erection of a new 150' stealth monopole tower facility upon 2462 S. Genesee parcel ID# 59-22-400-006, wireless communication site to be located at the Northwest corner of Genesee Rd. and Atherton Rd. provided the applicant furnish a cash bond or performance bond in the amount equal to the cost for the removal of the facility prior to the issuance of a building permit.

RESULT:	TABLED [5 TO 2]	Next: 8/21/2017 7:00 PM
MOVER:	Vaughn Smith, Councilman	
SECONDER:	Duane Haskins, Councilman	
AYES:	Heffner, Hatfield, Conley, O'Keefe, Smith	
NAYS:	Martinbianco, Haskins	

Meeting was adjourned at 7:45 PM.



SCHEDULED

AGENDA ITEM (ID # 3129)

DOC ID: 3129

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ANY OBJECTIONS AND/OR FAVORABLE COMMENTS
RELATIVE TO THE ERECTION OF A 150' STEALTH
MONOPOLE TOWER FACILITY UPON 2462 S. GENESEE
PARCEL ID# 59-22-400-006, WIRELESS COMMUNICATION
SITE TO BE LOCATED AT THE NORTHWEST CORNER OF
GENESEE RD. AND ATHERTON RD.**

COMMENTS - Current Meeting:

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B.1

ATTACHMENTS:

- Back up for ph (PDF)



City of Burton
 Department of Public Works
 4093 Manor Drive
 Burton, MI 48519
 (810) 742-9230

Date Filed: 6-21-17
 Fee Paid: \$1,200.00
 Receipt #: _____
 Check #: 12069
 Received by: JA
 Date Mailed: 7-7-17 By: AA

APPLICATION FOR WIRELESS COMMUNICATION SYSTEM

WCS # 17-01

PLEASE PRINT

DATE OF CITY COUNCIL MEETING: 7-6-17 - ID# 3118

TO SET HEARING FOR: July 20 July 17th AT 6:30 P.M.

THE APPLICANT

1. APPLICANTS NAME: Andrew Webber, Telecad, as Agent for New Par dba Verizon Wireless
2. APPLICANTS ADDRESS: 1961 Northpoint Blvd, Suite 130, Hixson, TN 37343
3. APPLICANT PHONE NO.: 313-215-2651 BUSINESS NO.: Same
4. PROPOSED NAME OF BUSINESS: _____
5. Is Applicant a corporation, L.L.C., partnership, assumed name, or an individual? Yes
6. If Applicant is a corporation or L.L.C., please list names and addresses of the officers:

 and Registered Agent(s):

7. If Applicant is a partnership, please list the names and addresses of the partners:
Verizon Wireless (VAW), LLC ; 24242 Southfield Freeway, Southfield, MI 48705

8. Please provide the name address and telephone number of the person(s) to contact for engineering, _____ maintenance, and other notice purposes:
Bo Beasley- VZW Construction Manager; 24242 Southfield Freeway, Southfield, MI 48705; John.Beasley@VerizonWireless.com;
248-915-3551

THE FACILITY

1. Please describe in detail the proposed location of the facility including legal descriptions for the facility and any access easements required: See Attached Site Plan.

2. What is the zoning classification of the land where the facility will be located? R-1B- Single Family Residential

3. Please describe the proposed facility including a description of:
 - a) The tower (if a new tower is to be constructed)-- its height and type of construction.
150' Stealth Monopole Tower with a 50' X 60' compound for ground equipment, with a 6' white vinyl fence and surrounding landscape with Aborvitaes.
 - b) The support structures including storage buildings and fences, etc:
6' White Vinyl Fence and Aborvitaes surrounding the compound that houses the ground equipment on a 10' x 12' platform
 - c) The access to and from the facility including the names of all persons or entities providing easements over privately used property:
See Attached Site Plan.

4. Is the land to be used for the facility leased or owned by the Applicant? If leased, please provide the name and address of Lessor:
Lessor -Judson Baptist Church, 2462 South Genesee Road, Burton, MI 48519
59-22-400-006

5. Please provide cost estimates for the construction of the facility including all support structures:
\$150,000

6. Please submit a site plan prepared by a licensed State of Michigan professional (engineer, land surveyor, or architect) including all of the information required by Section 152.03; subsection (B) 112 of the Codified Ordinance.

7. Please attach a signed certification by a State of Michigan licensed professional engineer with regard to the manner in which the proposed tower would fall.

8. Please provide an estimate as to the cost of:
 - a) The demolition and removal of the tower: \$20,000
 - b) The demolition and removal of the support structures: \$5,000

9. Please attach a map showing existing and known proposed wireless communication facilities within the City and within three (3) miles of the City boundaries.

10. Will the applicant require any variances for the location of this facility? No

If so, please detail what variances will be requested:

11. I have been provided with a copy of the City of Burton Section 152.03 – Codified Ordinance and all amendments thereto, and that I am familiar with the terms and conditions of that Ordinance and its amendments.

APPLICANTS SIGNATURE:

Andrew
Webber

Digitally signed by Andrew Webber
DN: cn=Andrew Webber, o=Telecad
Wireless Site Design, ou,
email=andrew.webber@telecadsitea
cq.com, c=US
Date: 2017.06.21 09:41:05 -04'00'

MANDATORY ATTENDANCE AT THE TO BE SCHEDULED CITY COUNCIL HEARING IS
ACKNOWLEDGED BY THE APPLICANTS SIGNATURE.

DISPERSED TO THE FOLLOWING DEPARTMENTS TO REVIEW AND COMMENTS WITH
RECOMMENDATIONS:

ASSESSOR, CONTROLLER, ENGINEER, FIRE CHIEF, POLICE CHIEF, ROAD
SUPERINTENDENT, WATER/SEWER SUPERINTENDENT, BUILDING SUPERINTENDENT,
AND CITY’S PROFESSIONAL CONSULTANTS, AS DIRECTED.

PLEASE RETURN BY: _____ BY: _____

NOTE: All Site Plans must be filed at least two (2) weeks prior to the City Council regular meeting to set the special City Council hearing and MUST comply with the procedures set forth in Section 152.03 – Codified Ordinance



To: City of Burton
Department of Public Works
Attn: Amber Abbey
4093 Manor Drive
Burton, MI 48519
810-742-9230 ext. 3103

Date: 5/25/2017

Re: Wireless Communication System Application Submittal Packet for a Proposed Wireless Communications Facility at 2462 S. Genesee Road, Burton, MI 48519
Parcel ID # 59-22-400-006

Amber-

Please find enclosed the Wireless Communications System Application Submittal Packet for a Proposed Wireless Communications Facility at 2462 S. Genesee Road, Burton, MI 48519. I have attached the Application for Planning Commission Use with explanation of the need for the proposed tower at the church location also, along with a check for \$1200.00 for the site plan fee. Please let me know if there is a change in the fee for the approval and I will send the adjustment. I have attached the following documents per application requirements- 12 copies of the following: Zoning Drawings, Propagation Maps, Aerial showing Existing Towers, Tower Engineering Certification Letter from Certified Engineer, and also included a Parcel ID Tax Map from Genesee County GIS webpage, photos of a similar stealth tower at 6031 Dupont Street, Flint, MI and an email from the City stating that no City Properties are in the Verizon Search Ring. Verizon Wireless will produce a security bond in the form that the City requires before applying for a building permit. Please let me know if you require any more documents or items to help in your initial review. If you need any digital copies I can send those as well. Please contact me with any questions or concerns.

Thanks in advance,

Andrew Webber

TeleCad Wireless
1961 Northpoint Boulevard, Suite 130
Hixson, TN 37343
313-215-2651
Andrew.webber@telecadsiteacq.com



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230

Date Filed: _____
 Fee Paid: _____
 Receipt #: _____
 Check #: _____
 Received by: _____
 Date Mailed: _____

APPLICATION FOR PLANNING COMMISSION SPECIAL USE:

BCPC Case #: _____

PLEASE PRINT

DATE OF PLANNING COMMISSION HEARING: _____ AT _____ P.M.

APPLICANTS NAME: Andrew Webber, TeleCad Wireless Site Design, as Agent for Verizon

APPLICANTS ADDRESS: 1961 Northpoint Blvd, Suite 130

CITY: Hixson, TN 37343

APPLICANTS PHONE: 313-215-2651

ADDRESS AND PARCEL OR LOT NUMBER: 2462 S. Genesee Road, Burton, MI 48519

Parcel ID #59-22-400-006

NATURE OF REQUEST (PERMITTED USE AFTER SPECIAL APPROVAL): Please see attached Rider.

APPLICANTS SIGNATURE: Andrew Webber

Digitally signed by Andrew Webber
 DN: cn=Andrew Webber, o=Telecad Wireless
 Site Design, ou,
 email=andrew.webber@telecadsiteacq.com,
 c=US
 Date: 2017.05.31 12:54:55 -04'00'

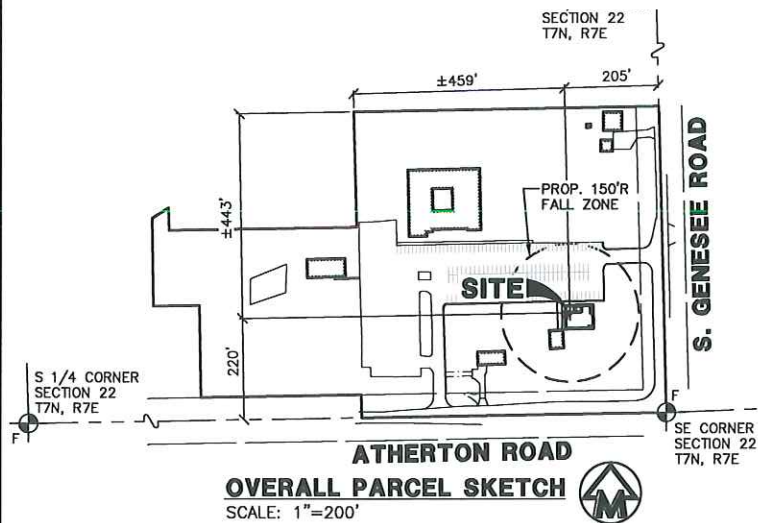
Telecad, As Agent for Verizon Wireless

MANDATORY ATTENDANCE AT THE ABOVE MEETING IS ACKNOWLEDGED BY THE
 APPLICANTS SIGNATURE.

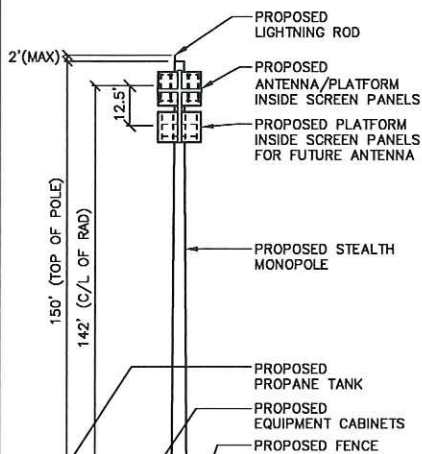
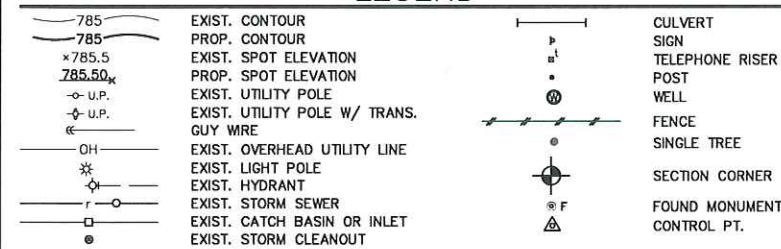
NATURE OF REQUEST (PERMITTED USE AFTER SPECIAL APPROVAL)

Verizon Wireless operates the broadest service range in the wireless telecommunications industry, including modern data transmission. Due to a significant gap in coverage and capacity in the area surrounding the proposed site, Verizon Wireless proposes to construct a 150 foot stealth monopole at the Judson Baptist Church property located at 2462 S. Genesee Road. Verizon Wireless thus requests approval as a Special Communication Facility Outside Manufacturing Districts, pursuant to City Ordinance §152.06(B).

The search ring for this tower was established in order to link up with cells created by existing towers. The search ring must be located so as to not create overlaps with existing tower cells (within which there would be destructive interference) or to leave gaps between the proposed and existing tower cells (which would be permanent). More importantly, this tower must also support and offload capacity for existing towers whose capacity has been or will soon be exceeded by the ever-increasing volume of calls and signals. Having to perform this dual function, the search ring for this tower is therefore very specific and very tight and is composed entirely of residentially-zoned properties. Thus, we sought a property for the tower that would serve families without actually being located on a residentially-used parcel. The Judson Baptist Church property is ideal, having the unique characteristics within the search ring of (1) optimizing service, offloading existing tower capacity and closing the service gap to residential users, but (2) being used for a church, a community service function rather than a residential home.



LEGEND



NOTE:
PRUNE 20% OF BRANCHES AND
FOLIAGE RETAINING NORMAL
PLANT SHAPE
DO NOT TRIM EVERGREENS
SHRUB SHALL BEAR SAME RELATION
TO FINISH GRADE AS IN NURSERY
PLANT SHRUBS TO WITHIN 42"
OF TREE TRUNKS IN SHRUB BEDS

4" MULCH AS SPECIFIED
3" SAUCER

REMOVE BURLAP FROM
TOP 1/3 OF BALL; REMOVE
ALL PLASTIC WRAP AND
FABRIC; REMOVE ALL ROT
PROOF WRAP

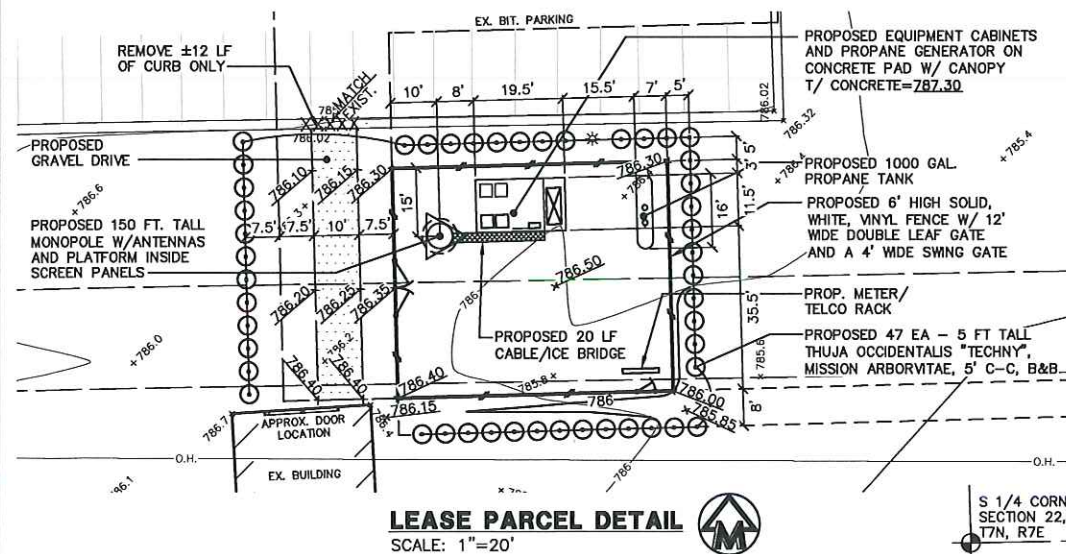
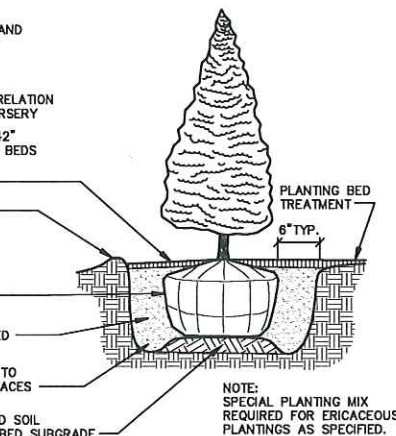
PLANT MIXTURE AS SPECIFIED

SCARIFY SIDES & BOTTOM TO
ELIMINATE IMPERVIOUS SURFACES

SET BALL ON 4" COMPACTED SOIL
OR 4" MOUND OF UNDISTURBED SUBGRADE

ARBORVITAE PLANTING DETAIL

NOT TO SCALE



- All site work construction shall be in accordance with the current standards and specifications of the City of Burton, where applicable.
- The proposed equipment cabinets are to be computerized, unmanned, telephone exchange structures. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
- The proposed equipment cabinets are to have security systems monitored 24 hours per day. The cabinets will also be constructed with bullet resistant materials.
- There are six, low wattage (18W), LED lights proposed as part of this project. The lights are to be mounted under the canopy to each support post. Lights shall be connected to a technician operated on/off switch with a timer with a two-hour maximum lit duration.
- There are no signs proposed for this project except for:
 - Emergency contact information purposes and FCC "call" sign placed on equipment cabinet door;
 - FCC registration number located on fence gate.
- The cellular antenna and equipment cabinets will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land uses.

LEGAL DESCRIPTION OF OVERALL PARCEL

(Based on Title Commitment)

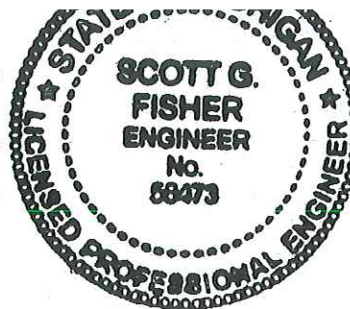
Land situated in the City of Burton, County of Genesee, State of Michigan, described as follows:

Part of the Southeast 1/4 of Section 22, City of Burton, Genesee County, Michigan, more particularly described as follows: Beginning at a point on the South Line of said section which is North 88°40' West 460.0 feet from the Southeast Corner of said Section 22; thence continuing North 88°40' West, along said South Line, 203.82 feet to the Southeast Corner of the recorded plat of "Meadowcroft Estates"; thence North 00°43' East (Recorded North 0°47'30" East), along the East Line of said plat and East Line extended, 663.97 feet to the South Line of the recorded plat of "Meadowcroft Estates No. 3"; thence South 88°43'30" East 664.70 feet (recorded South 88°40' East 664.50 feet), along said South Line, to the East Line of said Section 22; thence South 00°47'30" West, along said East Line, 464.64 feet; thence North 88°40' West 460.0 feet; thence South 00°47'30" West 200.0 feet to the point of beginning.

And the South 200 feet of East 460 feet of Southeast 1/4 of Southeast 1/4 of Southeast 1/4 Section 22, Town 7 North, Range 7 East.

And Outlot "A", Meadowcroft Estates, according to the recorded plat thereof.

- There are no toxic materials used by Lessee on the site. Lessee has no plans for outdoor storage or garbage disposal and pick-up.
- Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
- All areas disturbed by the construction of the tower and cabinets and driveway shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having jurisdiction.
- All areas inside of and to 1'-0" outside of the fenced area shall be covered with 3" of crushed limestone placed over "Typar" landscape fabric.
- Ingress and egress by Lessee's personnel to the site shall be via an existing paved drive and proposed drive from Genesee Road.
- The proposed drive shall consist of 3" of MDOT Class 23A crushed limestone aggregate over 10" of 1"x3" crushed concrete or slag over compacted subgrade. The subgrade shall be stripped free of all topsoil and organic material prior to placing aggregate base. Where poor subgrade soils are encountered, a woven geotextile fabric (Mirafi 500X or approved equal) shall be placed so that it is a minimum of 2 ft. wider and longer than the drive which is to be constructed over the poor soils.
- This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 10-25-2016.



TREE LEGEND

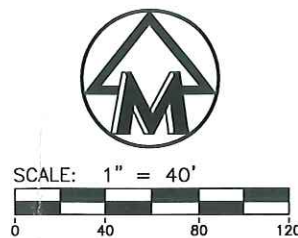
- | | |
|------|-----------|
| ● A | APPLE |
| ● BO | BOX ELDER |
| ● H | HICKORY |
| ● M | MAPLE |
| ● S | SPRUCE |

PROPERTY INFORMATION

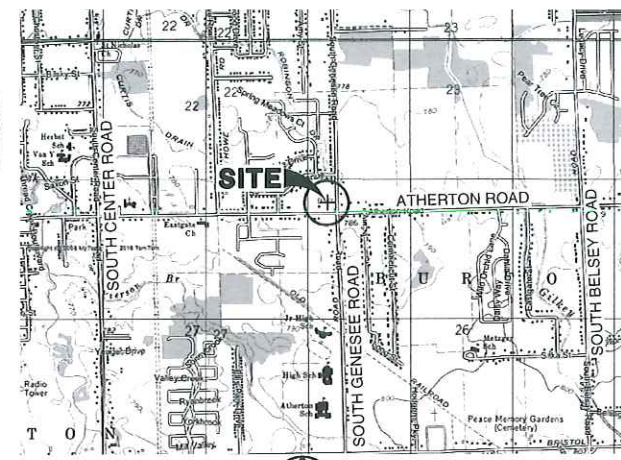
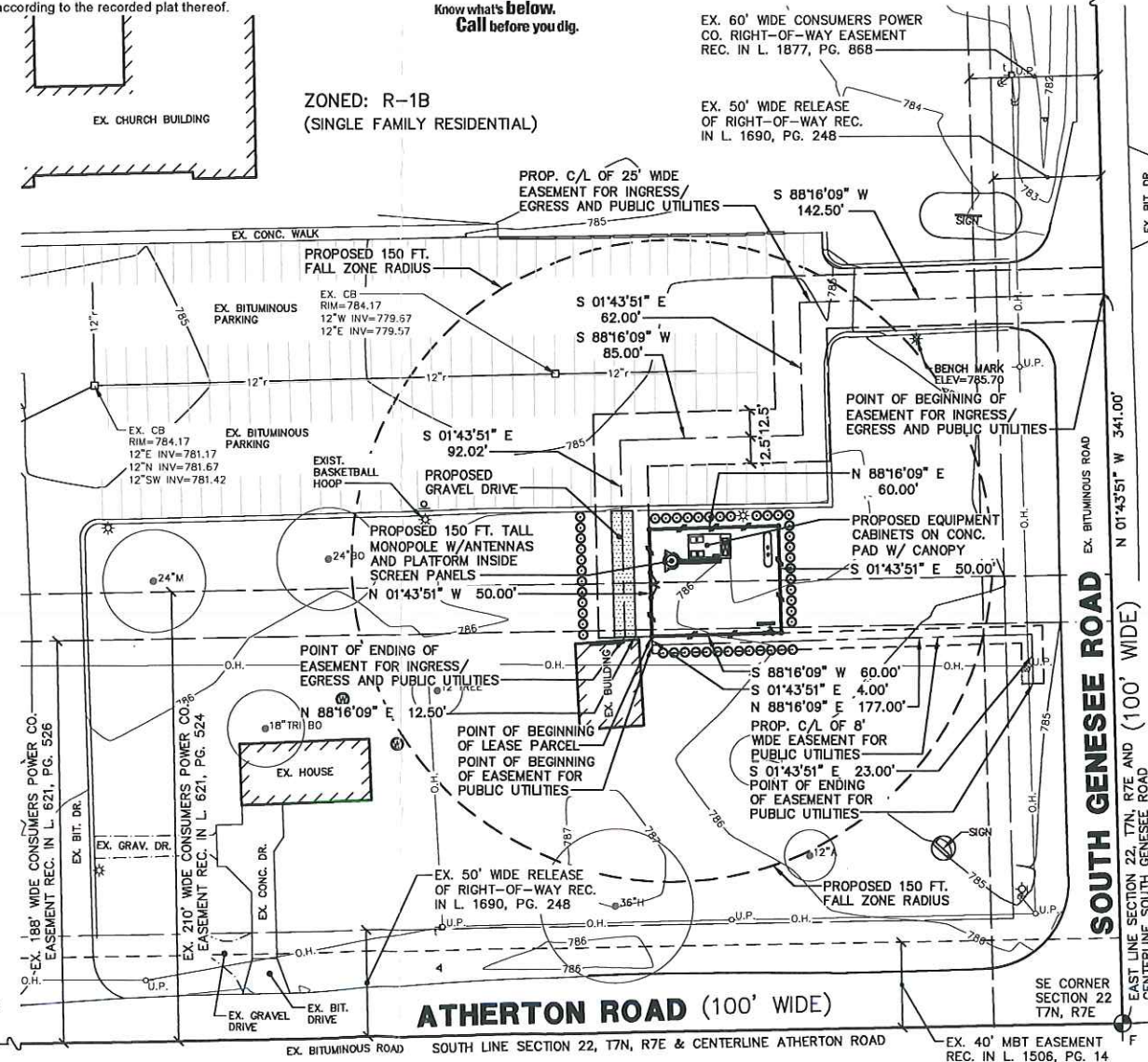
TAX PARCEL: #59-22-400-006

OWNER: JUDSON BAPTIST CHURCH, A MICHIGAN
ECCLIASTICAL CORPORATION
2462 SOUTH GENESSEE ROAD
BURTON, MICHIGAN 48519

CELL SITE ADDRESS:
SOUTH GENESSEE ROAD
BURTON, MICHIGAN 48519



ZONED: R-1B
(SINGLE FAMILY RESIDENTIAL)



LOCATION

LONGITUDE 83° 36' 54.5"
LATITUDE 42° 59' 25.0"
GROUND ELEV. @ TOWER BASE = 786.80

LEGAL DESCRIPTION OF LEASE PARCEL

Commencing at the Southeast corner of Section 22, T7N, R7E, City of Burton, Genesee County, Michigan; thence N 01°43'51" W 341.00 feet along the east line of said Section 22 (also being the centerline of South Genesee Road, 100 feet wide); thence S 88°16'09" W 142.50 feet; thence S 01°43'51" E 62.00 feet; thence S 88°16'09" W 85.00 feet; thence S 01°43'51" E 92.02 feet; thence N 88°16'09" E 12.50 feet to the POINT OF BEGINNING:

thence N 01°43'51" W 50.00 feet;
thence N 88°16'09" E 60.00 feet;
thence S 01°43'51" E 50.00 feet;
thence S 88°16'09" W 60.00 feet to the POINT OF BEGINNING; being a part of the Southeast 1/4 of Section 22, T7N, R7E, City of Burton, Genesee County, Michigan; containing 3,000 square feet; subject to easements and restrictions of record, if any;

Together with a 25 foot wide easement for ingress, egress and public utilities, the centerline of said easement is described as follows:

Commencing at the Southeast corner of Section 22, T7N, R7E, City of Burton, Genesee County, Michigan; thence N 01°43'51" W 341.00 feet along the east line of said Section 22 (also being the centerline of South Genesee Road, 100 feet wide) to the POINT OF BEGINNING:

thence S 88°16'09" W 142.50 feet;
thence S 01°43'51" E 62.00 feet;
thence S 88°16'09" W 85.00 feet;
thence S 01°43'51" E 92.02 feet to the POINT OF ENDING; being a part of the Southeast 1/4 of Section 22, T7N, R7E, City of Burton, Genesee County, Michigan; except any part taken, deeded or used for public road purposes; and subject to easements and restrictions of record, if any;

Together with an 8 foot wide easement for public utilities, the centerline of said easement is described as follows:

Commencing at the Southeast corner of Section 22, T7N, R7E, City of Burton, Genesee County, Michigan; thence N 01°43'51" W 341.00 feet along the east line of said Section 22 (also being the centerline of South Genesee Road, 100 feet wide); thence S 88°16'09" W 142.50 feet; thence S 01°43'51" E 62.00 feet; thence S 88°16'09" W 85.00 feet; thence S 01°43'51" E 92.02 feet; thence N 88°16'09" E 12.50 feet; thence S 01°43'51" E 4.00 feet to the POINT OF BEGINNING:

thence N 88°16'09" E 177.00 feet;
thence S 01°43'51" E 23.00 feet to the POINT OF ENDING; being a part of the Southeast 1/4 of Section 22, T7N, R7E, City of Burton, Genesee County, Michigan; except any part taken, deeded or used for public road purposes; and subject to easements and restrictions of record, if any.

NOTE

Rotate all bearings 01°47'54" counter-clockwise to obtain bearings based on True North as determined from global positioning system (GPS).

BENCH MARK

Top of a concrete base on the northwest face of a light pole located ±320 feet north of Atherton Road and ±85 feet west of Genesee Road.
Elevation: 785.70 (NAVD 88 Datum)

PREPARED BY:
MIDWESTERN CONSULTING, L.L.C.

SCOTT G. FISHER P.E. #58473



APPLICANT/LESSEE:
NEW PAR, A DELAWARE PARTNERSHIP
dco VERIZON WIRELESS
24242 NORTHWEST HIGHWAY
SOUTHFIELD, MICHIGAN 48075
PHONE: (248) 915-3000

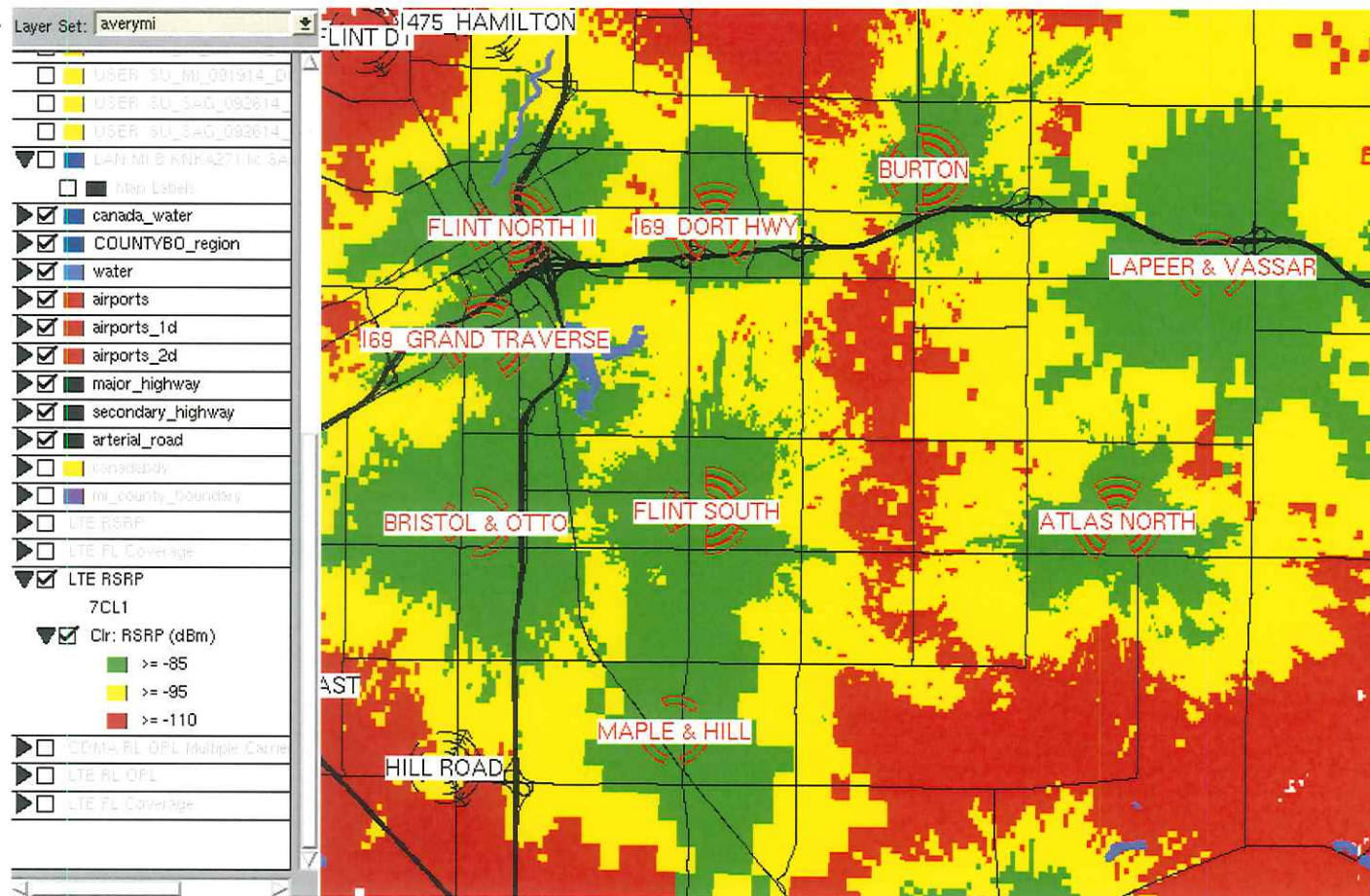
verizon
SITE #1309 - "GENESEE & SUNNYMEAD"
CITY OF BURTON, GENESSEE COUNTY, MICHIGAN
SITE PLAN

1

DATE: 12/15/16	SHEET: 1 OF 1
JOB NO. 94044-1309A	REV. DATE
REVISION: UPDATE EQUIPMENT LAYOUT	2/2/17
DATE: 12/15/16	BY: SCG
DATE: 12/15/16	CHK: JKW
DATE: 12/15/16	APP: JKW
DATE: 12/15/16	APP: JKW

1309

Coverage plot (current)



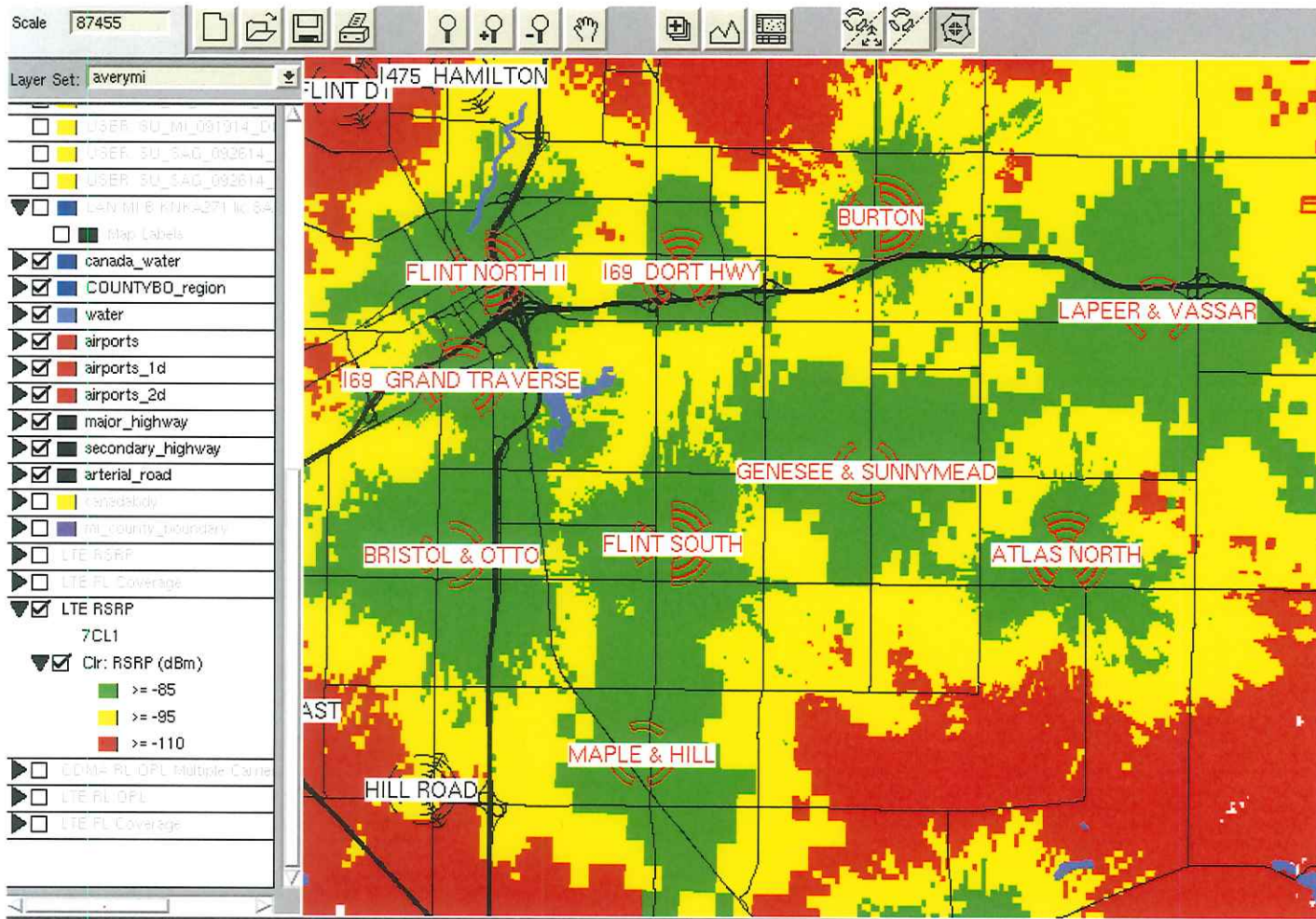
Attachment: Back up for ph (3129 : WCS# 17-01)



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

1309

Coverage plot, candidate C 142'



Attachment: Back up for ph (3129 : WCS# 17-01)



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Sabre Industries™

Towers and Poles

May 8, 2017

Mr. John Beasley
Verizon

RE: Proposed 150' Sabre Stealth Monopole for Genesee & Sunnymead, MI

Dear Mr. Beasley,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 89 mph with no ice and 40 mph with 0.75" 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" and an Ultimate Wind Speed of 115 mph, in accordance with the 2012 International Building Code.

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 75 feet.

Sincerely,

Josh Gosiak, P.E.
Design Engineer I



5/8/17



Genesee County GIS

Parcel Report: 59-22-400-006



Property Address

2462 S GENESEE RD
BURTON, MI, 48519

Owner Address

JUDSON BAPTIST CHURCH

Unit: 59

--

Unit Name: CITY OF BURTON

2462 S GENESEE RD
BURTON, MI 48519

General Information for 2016 Tax Year

Parcel Number:	59-22-400-006	Assessed Value	\$0.00
Property Class:	701	Taxable Value	\$0.00
Class Name:	701-EXEMPT IMPROVED		
School Dist Code:	25130		
School Dist Name:	ATHERTON SCHOOLS		
SEV:	\$0		
PRE Last Year May:	0%		

Andrew Webber

From: Amber Abbey <a.abbey@burtonmi.gov>
Sent: Monday, June 27, 2016 8:12 AM
To: Amy Rodriguez
Subject: RE: Genesee and Sunnymeade Cell Tower

Sorry for the delay it has been very busy. No there are not any city properties within the search ring. Thank you for getting this over.

Amber

From: Amy Rodriguez [mailto:Amy.Rodriguez@telecadsiteacq.com]
Sent: Monday, June 27, 2016 8:08 AM
To: Amber Abbey
Cc: Daniel Smith; Andrew Webber
Subject: RE: Genesee and Sunnymeade Cell Tower

Good morning Amber,

I am following up to see if you have had a chance to review this area for city properties. Please let me know if you need any additional information provided.

Thanks,
Amy Rodriguez
TeleCAD Wireless

From: Amy Rodriguez
Sent: Wednesday, June 22, 2016 9:08 AM
To: 'Amber Abbey' <a.abbey@burtonmi.gov>
Subject: Genesee and Sunnymeade Cell Tower

Amber,

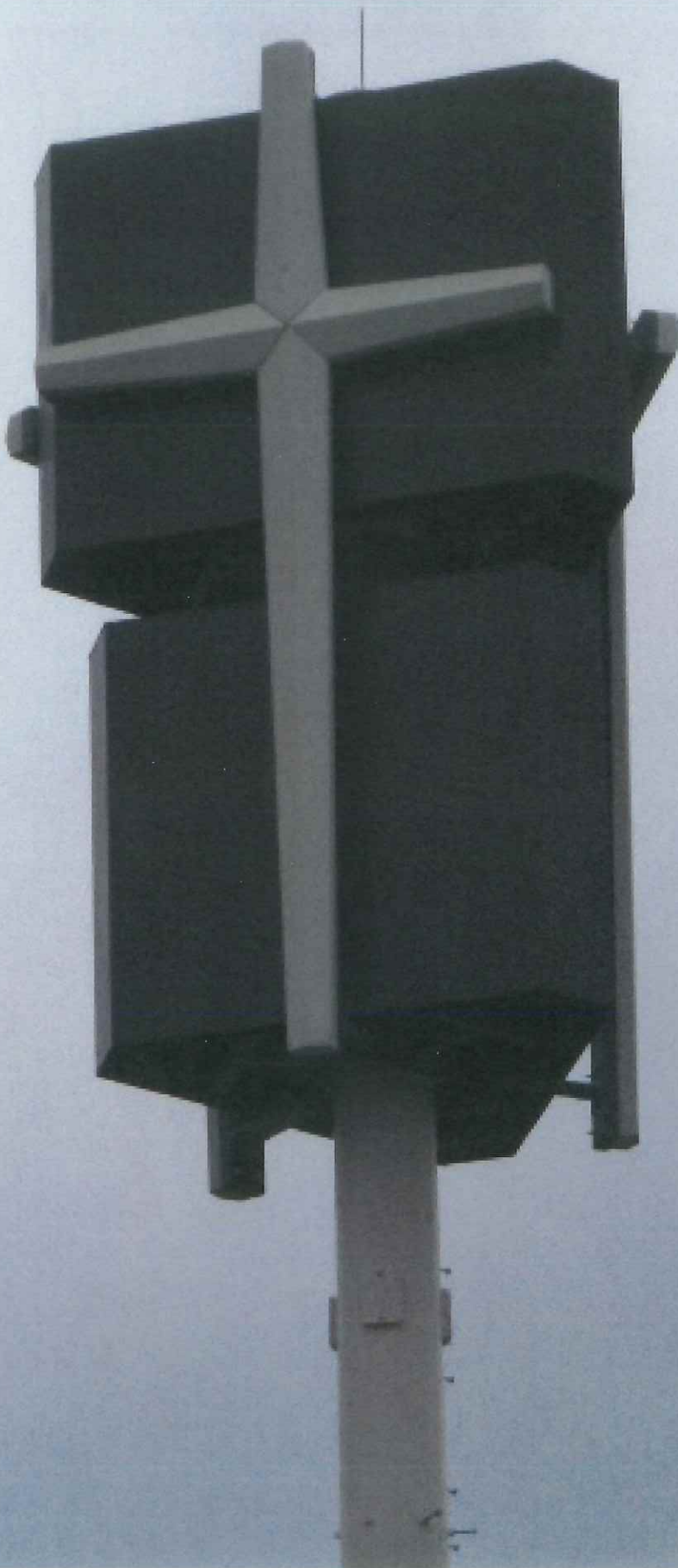
Attached is the search ring for the cell tower we discussed on Monday. Please let me know if there are any city properties in this area that we need to consider for tower placement. Let me know if you need any additional information.

Thank you,
Amy Rodriguez



1961 Northpoint Boulevard,
Suite 130
Hixson, TN 37343
Mobile: (248) 217-0989
Fax: (423) 843-9509
Email: amy.rodriguez@telecadsiteacq.com









TABLED

AGENDA ITEM (ID # 3130)

DOC ID: 3130

APPROVE AND AUTHORIZE the Application for Wireless Communication System submitted by Verizon Wireless for the erection of a new 150' stealth monopole tower facility upon 2462 S. Genesee parcel ID# 59-22-400-006, wireless communication site to be located at the Northwest corner of Genesee Rd. and Atherton Rd. provided the applicant furnish a cash bond or performance bond in the amount equal to the cost for the removal of the facility prior to the issuance of a building permit.

RESULT:	TABLED [5 TO 2]	Next: 8/21/2017 7:00 PM
MOVER:	Vaughn Smith, Councilman	
SECONDER:	Duane Haskins, Councilman	
AYES:	Heffner, Hatfield, Conley, O'Keefe, Smith	
NAYS:	Tom Martinbianco, Duane Haskins	