**Dayton Township Planning Commission**

**Meeting Minutes**

4879 Hurds Corner Rd

Mayville, MI 48744

June 19, 2023

7:00 PM

**Call to Order:** Meeting was called to order by Chairman Chris Yens at 7:01pm.

**Present:** Doug Graham, Jim McMinn, Gary Seidler, Nancy Shaver, Bob Steele, and Chris Yens.

**Approval of the Minutes:** Minutes for the past 3 meetings were read by Secretary Nancy Shaver. Motion by Jim to accept the minutes from the April 17th meeting, after a correction was made to remove Travis Klimek’s name from the list of present members, 2nd by Doug. All in favor. Minutes approved. Motion by Doug to accept the minutes from the Public Hearing held on May 23rd as read, 2nd by Jim. All in favor. Minutes approved. Motion by Doug to accept the minutes from the Special Meeting held on May 23rd as read, 2nd by Jim. All in favor. Minutes approved.

**Reports:**

Zoning Administrator: Travis Klimek reported that permits were issued for 4 decks, 4 garages, and 1 pole barn. He also reported that the Township Board denied the recommendation presented to them by us for a special land use permit. If there is further action, it will go to circuit court. Travis also reported that 4 people attended the meeting in Frankenmuth for training.

**Correspondence:** None

**Old Business:** Tom Robinson was present to further his request for changes in our zoning law in regards to cell phone towers. Chris presented his opinion that there is a need for a cell tower in our township, gave information concerning that need, and stated that “cell phones are a way of life”. Mr. Robinson stated that there are usually 6’ fences around the base of towers and the building. He also stated that there is usually the same amount of set-back as the height of the tower. Chris stated that it should be 1.1 or 1.2 times the height of the tower from the property line or any buildings. There was a lengthy discussion and questions concerning the zoning involved and the tower itself. Some of the information discussed was that co-location is usually from 1.9 to 2.5 miles (an average of 2 miles). The proposed tower would be 2-3 times more capacity than needed. The land will be leased or purchased.

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Old Business (cont.): Travis stated that there should be something in the zoning ordinance to require maintenance of the land under and near the tower, and it was stated that #2 in that section would cover that issue.

Chris stated that there are two ways to approach the request for a new tower in our township-- either a special land use permit or changing the zoning ordinance. To change the zoning ordinance, the areas that would need to be changed are in section 14.09. In regards to #5, Jim suggested that (because the proposed tower would be 300') if a tower were to be 30' higher it would not be noticeable. After a discussion on a height, it was determined that 350' from the grade would be an agreeable height, with 90' guy wires, and that there should be no dwellings within the setback. Under #7, there should be a minimum setback of 110% of the highest point of the structure, a minimum 6' high chain-link fence surrounding the base of the tower, and that lights should have a beam-spread of 3° to 4°. It was suggested that the wording “within the township” should be added to #10. Also, in Table 10.1 #18 should add AC and R1to the areas to be allowed for cell towers.

It was discussed to hold a public hearing at the time of our next scheduled meeting, which will be on August 21at 7:00, to present these changes to township residents for discussion before any changes are made to the zoning ordinance.

There was a motion made by Jim to put a statement together, and to schedule the public hearing to present the changes to be made to #5, #7, and #10 in section 14.09, and to modify table 10.1 #18 (as all stated above). There was a 2nd to the motion by Doug. A roll call vote was made by Nancy: Bob-yes, Jim-yes, Doug-yes, Gary-yes, Nancy-yes, Chris-yes. All were in favor. Motion carried.

**New Business:** Chris stated that we will table the next sections in the zoning ordinance until a further meeting.

The next meeting will be a Public Hearing on August 21 at 7:00 pm, with our regular meeting to immediately follow.

Motion to adjourn the meeting at 8:53 by Doug, 2nd by Nancy. All in favor. Motion carried.