

ZONING BOARD OF APPEALS

April 6, 2015 @ 7:30pm

AGENDA and MINUTES

CALL TO ORDER:

PLEDGE OF ALLEGIENCE:

APPROVAL OF AGENDA: *April 6, 2015*

INTRODUCTION OF MEMBERS:

CALL TO PUBLIC:

APPROVAL OF MINUTES FOR: *January 5, 2015 Regular Meeting*

OLD BUSINESS:

No Old Business

NEW BUSINESS:

- 1) *ZBA Case # 02-15 – Telesite for Verizon Wireless – 141 Schroeder Park Drive Tax ID# 4710-01-300-033 – Howell Aerie #3607 FOE*

CALL TO PUBLIC:

ADJOURNMENT:

Minutes - APRIL 6, 2015

MEMBERS PRESENT: Claire Stevens, Larry Grunn, Larry Fillingner, and Dan Rossbach
(alternate for Linda Manson-Dempsey)

MEMBERS ABSENT: Dan Lowe

OTHERS PRESENT: Annette McNamara, Zoning Administrator

CALL TO ORDER

Larry Fillingner called the meeting to order at 7:30 p.m.

APPROVAL OF AGENDA

Claire Stevens motioned to approve the agenda as presented. Larry Grunn seconded. **Motion carried 4-0.**

MEMBERS PRESENT

The members of the Zoning Board of Appeals introduced themselves.

CALL TO THE PUBLIC

No response.

APPROVAL OF MINUTES

January 5, 2015 Regular Meeting: Claire Stevens motioned to approve the minutes as presented. Larry Grunn seconded. **Motion carried 3-0** (Rossbach abstained.)

OLD BUSINESS

None.

NEW BUSINESS

ZBA Case #02-15—Telesite for Verizon Wireless, 141 Schroeder Park Dr., Tax ID #4710-01-300-033

David Antoun, Robert Labelle and Dinyar Buhariwalla were present on behalf of the variance request. The applicant is requesting a 110 ft. variance for construction of a cell tower. Mr. Labelle briefly summarized the request; the applicant provided maps of the area that show current coverage and coverage with the proposed cell tower. This unique location will address both coverage and capacity issues. The need for a tower in this area is determined by customer complaints, monitoring usage and modeling. Claire Stevens asked why other types of towers have guidewires; Mr. Labelle said height. Mr. Antoun said they plan to put screening around the compound.

Call to the Public

No response.

Motion

Claire Stevens motioned for ZBA Case #02-15—Telesite for Verizon Wireless, 141 Schroeder Park Dr., Tax ID #4710-01-300-033, to relax the setback requirement and grant a 110 ft. variance on the north property line, considering the following criteria:

1. That the restrictions of the township zoning ordinance would unreasonably prevent the owner from using the property for a permitted use. *Large setback requirements are outdated in terms of today's construction standards. Tower are designed to collapse upon themselves, and strenuous application of the setback requirement would prevent the full development potential of the property.*
2. That the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give a substantial relief to the owner of the property. *Allowing construction of the tower nearer to the property line provides preferred placement for the tower and allows the landowner to have the tower in an out-of-the-way position.*
3. That the request is due to the unique circumstances of the property. *The property's proximity to I-96 and access off of D-19 makes this property unique*
4. That the alleged hardship has not been created by a property owner. *The hardship was not created by the property owner.*
5. That the difficulty shall not be deemed solely economic. *The difficulty is not solely economic; the site provides coverage requirements, and no co-location options are available.*

Larry Grunn seconded. Roll call vote: Roszbach—yes; Fillinger—yes; Grunn—yes; Stevens—yes. **Motion carried 4-0.**

CALL TO THE PUBLIC

No response.

ADJOURNMENT

Larry Grunn motioned to adjourn at 8:20 pm. Claire Stevens seconded. **Motion carried 4-0.**