

**WATERVLIET CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING AND PUBLIC HEARING
FEBRUARY 1, 2022**

Present: Linda Rizzo, Deane Fizzell, Deanna Heminger, Joseph Stepich, Scott McKee

Also Present: Craig McGrew, Rob LaBelle, Tony Phillips

Chairperson D. Heminger called the meeting to order at 2:00 p.m.

Roll Call was taken.

The minutes of the January 11, 2022 meeting were read. L. Rizzo made a motion to approve the minutes as read. D. Fizzell seconded and the motion carried.

Special Land Use Permit Request - Cell Tower at 3860 Hennesey Rd.

At 2:05 p.m. Chairperson Heminger entertained a motion to close out of regular session and enter the scheduled public hearing for a requested special land use permit for a cell phone tower location at 3860 Hennesey Rd. J. Stepich made a motion to close the regular meeting and enter the public hearing. L. Rizzo seconded and the motion carried.

The public hearing was opened at 2:05 p.m.

R. LaBelle began discussion by noting that out of 4 possible locations they looked at in the township, this proved to be the best location. He further pointed out that there are already 2 towers located in the same vicinity and one is being utilized for cell phone service and has co-locations on it currently. The other, northern most tower is used for cable television signals and could not support a cell phone array location. Thus, he explained, the new tower was necessary to improve the quality and signal strength of the AT&T cell service they currently provide from a much lower level on the southern most existing tower.

LaBelle pointed out that the tower will be 216 feet in height and is situated well inside of the fenced off fall zone of the property they are leasing. He also noted that modern towers are, for all intents and purposes, indestructible. He added that new towers, however, are designed so that if there is a failure the tower would simply collapse in on itself and not fall laterally. S. McKee asked LaBelle what is done with older towers when their original purpose ceases. LaBelle replied that, usually, the towers are re-purposed and other cell companies or other communications devices are mounted on them.

However, he continued, if it comes to a point where no other business wishes to locate on the tower then a situation arises where the company is paying a lease on a tower that is not generating any revenue. At that point the tower would be scrapped, LaBelle said.

D. Fizzell asked if the previously mentioned generators would be fueled by diesel fuel or natural gas. LaBelle replied that when natural gas is available, they will always go with

that. If it is not, then diesel fuel would have to be used.

With there being no further discussion, J. Stepich made a motion to close out of the public hearing and re-enter the regular meeting. L. Rizzo seconded and the motion carried.

The public hearing was closed at 2:23 p.m.

Back in regular session, D. Fizzell made a motion to recommend the issuance of a special land use permit in the AG-Agricultural District to Parallel Towers for the location of a cell phone tower at 3860 Hennesey Rd. L. Rizzo seconded. A roll call vote was as follows: S. McKee, yea; D. Fizzell, yea; L. Rizzo, yea; J. Stepich, yea; D. Heminger, yea.

Rezoning Request for Property Located at 4350 N. County Line Rd.

An application for the rezoning of property at 4350 N. County Line Rd. was presented with a request to change from the current zoning of AG-Agricultural to M-1 Industrial. D. Heminger made a motion to set the required public hearing for March 1, 2022 at 2:05 p.m. L. Rizzo seconded and the motion carried.

American Rescue Plan - Allocation of Funds

How the Township will spend the federal money allocated by the American Rescue Plan was discussed. While some suggestions being using it for a pavilion at the new sports field or the replacement of lift station #5 was discussed; J. Stepich stated that the timing was not that critical at this point. D. Fizzell bolstered that remark by noting that the deadline for using the money was December of 2024. Stepich suggested that the Township study what different communities are doing with their money and make a decision then.

With there being no further business before the Commission, L. Rizzo made a motion to adjourn. J. Stepich seconded and the motion carried.

The meeting was adjourned at 3:00 p.m.

Respectfully Submitted,



Robert Lohr
Zoning Administrator