

WEST BLOOMFIELD ZONING BOARD MEETING

MARCH 28, 2022

Public Hearing – variance permit for cell tower height of 195’

Board: Chairman Sue Boardman, Sue Linder, Steve Brent, Ruth Cahn, Sue Banister (zoom)
David Hou (Town atty)

Public in attendance: Marna Evans, Gary Evans, Larry Elam, Larry Evans, Jackie Bartolotle,
Carl Linder, Mike Borgeest, Lorrie Stein, Mike Crosby, John Stein, Nate Vanderwallen, Dave
Collins, Lara Collins, Sarah VanLane, Karl Hritz

Zoom attendance: Sue Banister
Leslie Gehring
Bill Johnson
Sue Stewart
Ronna Fry

Open at 7:00 pm

Cell Tower

Sue Boardman read legal notice, applicant Bell Communication req 195’ cell tower on Strong Road,
reminded all that meeting was not to discuss ‘yes’ or ‘no’ to the tower, just the variance permit for
height.

Sue Linder recused herself.

Nate Vanderwallen – Atty w/Nixon for Verizon
Mike Crosby – Engineer w/Verizon

Verizon supposed to have steady coverage. Does reviews for capacity issues. Need for a new site.
191’ minimum for location, topography, trees, etc.

Ruth Cahn – Asks about 4 sites in the area, one was dropped due to negotiations as 25 years, she thinks
best near gravel, thinking of future of Ionia.

Sue Boardman – Is this highest point on the property

Nate Vanderwallen– Ref 2/4 meeting where this was addressed, minimizes disruption of trees, farm,
etc... provides natural buffer

Ruth Cahn – Asks about mono-tower (max ht 175’) future 3 more carriers

Mike Crosby – Different structure, if it helps ZBA in ht decision, can re-look

Ask Bill Johnson (consultant hire by town) if any questions

One recommendation – to justify ht proposed likely necessary on record for ZBA

Capacity off-loading – new consideration

This site to help off-load – working with Mike Crosby

Sue Boardman – Once tower exists can it be modified?

Mike Crosby – From RF – Obama era law. He comes in with minimum height. He can't adjust his needs to law. Does not want to create future problems. Wants to build tower to correct height the first time.

Nate Vanderwallen – Not free modification

Sue Banister – Best guess of future carriers

Mike Crosby – If easy path (tower exists) others will follow

Sue Banister – Network of future

Mike Crosby – If site doesn't get built with height may need more towers. Ionia and West Bloomfield is a large area with poor coverage, not all licenses created equal
Density and capacity – all other sites get a boost

Bill Johnson – Can we req Nate to verify over 200' lighting required (FAA) w/o further town review

2 separate provisions

would law for modifications

Mike Borgeest – Challenge to ZBA 195' basically to offload from Victor. Victor has a tower, why not fix it? (see dissertation)

Ruth Cahn – Expanding on above, looking at height of other towers

Mike Crosby – Bloomfield also has 195'

Say we did fire department, need for offload from surrounding area, proposing macro sites, towers too far away for 10' height to help serve, avg radius is 1.5 miles

Ruth Cahn – 2 100' towers

Mike Borgeest – Would like applicant to provide negotiations that failed

Nate Vanderwallen – Certain aspects are confidential, he'll be working up a list to respond

Marna Evans – Where is the other site

Dolomite 1837 St Route 64

Nate Vanderwallen – Parties not able to agree on lease terms

Mike Crosby – Gravel pits not great, many have low sites, 25 year lease problematic

Marna Evans– If Dolomite perfect why isn't current site perfect, can see water tower on 5 & 20, current site way back on property. Ionia is a dead zone, P.O. has no internet, no cell service at fire hall. She would like that taken into consideration.

Sue Linder – Float a balloon

Sue Boardman – Done, we have pictures

Steve Brent – Could not do 100'?

Mike Crosby – Exhib P slides 26-30
(Bill Johnson wanted clarification)
Slides show coverage loss w/height loss

Steve Brent – Can towers look nicer

Mike Crosby – Many Boards struggle, like the monopole – more streamlined design, monopoles do not allow light to pass through, towers fade

Mike Borgeest – 100' in code – see coverage on paper, what coverage will we get and will we be happy

Mike Crosby – 150' already has loss of coverage, why go down, RF prove gap and gap solution

Nate Vanderwallen – They rec'd B Johnson's report, they are working on responses
Verizon needs to build network to serve all

Mike Crosby – Re: ht standpoint – achieves goals, no lights, balance
fix area with problem and surrounding area
don't want

Mike Borgeest – 100' to code here
100' NW
100' South

Gary Evans – 100' Baker Elton

Marna Evans– Would rather see 1 over 3 or 4

Dave Collins – Wants to see balloon pictures

Ruth Cahn– To save on ht take sectors of signal, not 360 degree signal

Mike Crosbly – 3 120 degree

Steve Brent – Motion to close public hearing
Ruth Chan – Seconded

All in favor

Recess for 5 minutes

Meeting open:

David Hou – Verizon will be submitting supplemental responses for review by them and consultants end of April ZBA (after Planning Board)

Ruth Cahn – Verizon to comment on county comments (comments only)

- Spallina / Palvino Mine

Sue Boardman recused herself from Spallina/Palvino Mine Variance requests

Steve Brent – Five requirements:

1 - Will it affect character of neighborhood?

Sue Linder – Already gravel, already zoned, not more undesirable – All agree

2 - Alternative? – no - All agree

3 - Substantial? Not substantial w/caveat - Boundary is returned to pre-variance
Reclamation plan in place (per DEC)
Variance exists only as long as in use

4 - Environmental? - no – All agree

5 - Self-created problem? Hard to say, yes, but not of importance

Sue Linder – Make motion to approve both variances (David drafted as 1 resolution)

Steve Brent seconded

All in favor

Sue Boardman – Re: Tonight – would like to talk more with Bill Johnson

Steve Brent – Engineering standpoint - more support for cell

David Hou – Suggest holding conversation until next meeting

Sue Boardman – April 26th next meeting

Should have Verizon answers

Bill Johnson should be available

Put on website and bulletin board

“Special meeting” of ZBA

Newspaper

David Hou – Deadline 150 days – shop clock

Ruth Cahn– Already obsolete – Bill Johnson

David Hou– Verizon has \$3500 in escrow fees
Bill Johnson comments
Ontario County comments

Rental fees – public vs private

Planning Board – future sites

Sue Boardman – will accept motion to close

Sue Linder – Makes motion to adjourn

Steve Brent seconded

All in favor