



Planning Commission – Public Hearing
Site Plan Review of Parcel # 012-009-200-06
6/17/2025 @ 7:00 pm

1. Public Hearing called to order at 7:00 pm by Planning Commission Chair, Matt Koppel
2. Pledge of Allegiance recited
3. Roll Call: Eli Poulin – absent, David Sill – present, Jim Prince – absent, Sean Carey – present, Cathy Anderson – present, Pete Kurzer – absent, Cindy Rapes – present, Matt Koppel – present. 16 members of the public present.
4. Public Comments: Jodi Munoz, where is the tower going to be located? Showed plans provided by Powder River Development with the site location. How does this affect our tax value? Will it deflate the value of my property? I am concerned that this is going to affect my taxes.
Brian Boos: Concern of what this tower will look like, what happens if it falls? Disruptive speaking, the Chair regained control of the room, as everyone had begun speaking over the top of one another. Chair, Matt Koppel, also informed the public that this is not a Q & A forum, the Planning Commission is holding a public hearing, to listen to what the residents have to say. The Planning Commission will not be accepting questions and supplying answers. Chair asked Anthony Anime, presenter for Powder River Development, to please go ahead with his presentation, hopefully this will clear up some of the questions from the public.
Highlights from presentation: Verizon participates with First Net and has an obligation to ensure coverage in all areas as emergency phone calls make up 80 – 85 % of all calls handled by Verizon. Explained the engineers design and talked about how, in the unlikely event, the tower structure did fail, it is designed to collapse upon itself, within the containment area or fenced area.
Jeff DeWitt suggested the tower be moved from the South end of the property, that borders 2 other individual's properties, closer to the North end of the property, bordering the home owned by the property owners.
Tricia Smuck stated both power and fiber run down 88th Ave, finding hookups elsewhere should not be a problem.
Jeff DeWitt why put a tower in a hole, when you just stated the higher the tower the better the coverage? Anthony Anime, responded to Jeff stating we worked with the property owners and engineer to determine the best location.
Alivia Mitteer stated, this is right in my back yard, have any long-term studies on the safety of towers been performed? This tower is going directly behind my home, and I have children to worry about. Response from Anthony Anime: Per the Telcom Act, residents can not legally deny a tower based on health or safety concerns.
Brian Boos asked, who monitors these cell towers and how often. Response from Anthony Anime, the FCC monitors and tests, I am unsure of the
Robert Munoz stated he has concerns of the Tower location in relativity to the airport. Response from Anthony Anime, all towers must follow FAA guidelines, and this one does.



5. Site Plan Review of Parcel # 012-009-200-06. Chair of the Planning Commission stated our ordinance states cell towers must be placed on a monopole, is Powder River Development seeking a variance from Shelby Township? Anthony Anime, representative for Powder River Development, stated yes, per industry standards. Matt Koppel asked, would the existing monopole structure on 88th Ave, owned by American Tower Corporation work to place your equipment on? Anthony Anime stated their equipment was too heavy and there was no cost-effective way to place the microwave rod on the top of the existing monopole structure. Cathy Anderson made a motion requiring the applicant to submit landscaping plans that meet the following criteria; a 10 ft tall slat style fence, surrounding the base of the Tower, with a 15 ft tall dirt/soil berm, surrounding the base of the Tower on the North, East and South sides, with mature 10 – 12 ft arborvitae trees planted densely along the top of the berm, as to form a green barrier. Motion supported by David Sill. Roll call vote: Cathy Anderson – yes, David Sill – yes, Sean Carey – yes, Matt Koppel – abstain.
6. Planning Commission Comments: David Sill asked what safety backups were in place in case of a power outage? Anthony responded that there is a propane tank set for a back up generator in case of power loss, to keep the safety/airplane lights illuminated.
7. Public Comments: Brian Boos asked the about the letters that were mailed notifying residents of the site plan review date and time, he asked “so if we weren’t in 300 feet of this tower, would we never have been notified?” Matt Koppel explained that letters are sent to all properties within 300 feet of the parcel or property that is requesting a site plan review. Since this was such a large parcel almost 25 letters were sent out.
8. Site plan review adjourned by Chair, Matt Koppel, at 8:23 pm.

Respectfully submitted,

Beth Schultz, Recording Secretary