



# Cherry Capital Connection, LLC

Northern Michigan's Telecommunication Provider

www.cherrycapitalcommunications.com

P.O. Box 866  
Elk Rapids, MI 49629  
855-674-4159

## Site Review and Zoning

SCHAUB RONALD J and JEAN C

Property Address: 2020 S FRENCH RD  
LAKE LEELANAU, MI 49653

Cherry Capital Connection, LLC is requesting review and discussion regarding our proposal to construct a 128-foot ROHN-25 style guy tower for personal wireless communications in support of High Speed Internet access and telephone services. The

We respectfully ask that a site review be performed and approved. It is our understanding that we meet or exceed all requirements associated with towers within the Jurisdictional boundaries of Centerville township, Leelanau County, Michigan, USA.

Included with this document packet (sent to Centerville Zoning administrator) is:

1. Site review and Zoning explanation
2. Site Plan Review application
3. Copy of check that was mailed for Site Plan Review
4. Site Plan
  - a. Multiple pages
    - i. Vicinity Map 1" = 2000'
    - ii. Property lines with labeling of structures
    - iii. Vicinity Map 1" = 100'
    - iv. Construction View
    - v. Electrical and Fiber view
    - vi. Tower location in the area with regional and county view
    - vii. FAA – OEAA – MDOT submission
5. Structural Engineering approval
6. Structural Engineering construction
  - a. Multiple sheets that outline the safety aspects of the tower being constructed
  - b. Parts list associated with construction

Our primary focus is to respond with a specific emphasis on Safety and Historic restrictions. The FCC has defined these as the primary and exclusive aspects of approving tower sites.

The purpose of this document is to navigate and respond to relevant points outlined in the Centerville Township Zoning Ordinance published online effective December 7, 2007 and Amended through May 27, 2014.

### **General Provisions - Section 4.20 Towers and Antennas**

Cherry Capital Connection understands the intent and purpose of this section. The tower is located on 106 acres. Property lines are at minimum 400 feet from any property line and 1,800 feet at the farthest point. The tower location is zoned agricultural.



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Every attempt was made to lease commercially available structures and remain financially sustainable. Without success.

Providing High Speed Internet access throughout the county has been defined by the County Commissioner as an extremely high priority. This tower will facilitate that goal. The tower is only 12 inches triangular and antennas are placed as close to the tower structure as possible. We are engineered for 7 square feet of wind load providing a limited antenna visual impact. Our current design does not utilize coaxial cable up the tower. This is another factor reduces the visual impact. Additionally, there is no foundation. Tower is placed in a 3-foot deep hole 12 inches in diameter.

## Section 4.20 B

This is a new tower

This project is not defined in section (B) – (E)

## Section 4.20 C

- a. Principal
- b. Lot = 106 Acres
- c. Inventory within 6 miles of proposed tower
  - 1. Site plan identifies 4 towers under lease by Cherry Capital Connection, LLC
  - 2. Proposed tower on S French
  - 3. Possible tower
  - 4. 2 government owned towers that are not feasible for use
  - 5. Design
    - i. Where possible we lease existing structures
    - ii. Construction of new towers range for 60-128 feet
    - iii. Towers are engineered for 3-mile radius
      - 1. Based on terrain variations we construct smaller micro neighborhoods
- d. Aesthetics
  - 1. Tower have a Galvanized Steel finish
  - 2. Positioned as far back as possible on property
    - i. Tower is 12-inch triangular. Site visual is less than ½ mile
    - ii. Cabinet Brown or Cream
    - iii. Antenna are dual white No coaxial
- e. No lighting
- f. FCC regulated / approved radios and antennas, FAA, OAE, and MDOT approvals submitted
- g. Meet all requirements of Building and electrical code
  - 1. Construction documents have been provided.
  - 2. Cherry Capital Connection a telecommunication company does our own construction
  - 3. Safety
    - i. MI structural Engineering stamp
    - ii. 10 x 10 x 6 fencing around the tower
    - iii. Yellow guy wire markers installed
    - iv. Climbing barrier installed
- h. Well within setbacks
- i. Purpose: Personal Wireless as defined by the FCC
- j. No franchises required
  - 1. Once we deploy Fiber to the Home we will request
    - i. A franchise with the township
    - ii. Will apply through the Metro Act



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- k. Special Use Permit will be submitted, If required
- l. Sign: The fencing is properly labeled with contact information.
  - 1. Marking on tower is not visible from the road.
  - 2. Marking at pedestal is 6 inches by 8 inches
- m. Support building is a prefabricated garden / tool shed 3-foot x 5-foot x 6-foot
- n. No suitable towers available. Terrain, height and nature of technology deployment
- o. Setbacks meets the 100% of tower height requirement
- p. Separation: No other towers on the property. Closest tower is over 7,000 feet away.
- q. Security fencing
  - 1. 10 x 10 x 6-foot fencing around base of tower
  - 2. Anti-climbing barrier is installed
  - 3. Yellow guy markers are installed
- r. Landscaping
  - 1. There is no tower compound to hide.

## Section 4.20 D

Will include items associated with Article XIII, Section 13.1

- 1. Understood
- 2. Engineering firm is CTM Engineering, LLC P.O. Box 226 Interlochen, MI 49643
- 3. Scaled site plan provided (print using 8.5" x 14" paper)
  - a. Type is Rohn-25 style (see construction parts list), 128 feet (12 inches triangular)
    - i. Tower guy wires are supported using earth anchors
    - ii. No concrete foundation
    - iii. 12-inch diameter hole 3-foot deep for base placement
    - iv. Concrete is used for back fill only at base
    - v. Concrete is transported by hand and is placed in hole dry
  - b. Page 2 of site plan
    - i. Land-use and zoning agricultural on all four sides
  - c. Page 2 of site plan
    - i. Reviewed master plan dated 4-2014
    - ii. Master plan does not mention personal wireless towers just cell towers
      - 1. Master plan supports additional cell towers
  - d. No roadway, access by foot through the field back side of property
    - i. The tower weights approximately 450 pounds. Each section under 40 pounds
    - ii. We erect the tower by hand with a pulley 10 foot at a time
    - iii. All equipment is transported by the property owner using a tractor or is hand carried
  - e. Setbacks
    - i. North 650 Plus feet
    - ii. South 435 plus feet
    - iii. East 800 plus feet
    - iv. West 1,800 plus feet
    - v. Closest structure 700 plus feet
  - f. Elevation 980 feet
  - g. Hills – location on top of ridge just before tree line
  - h. No Parking
    - i. We use the property owners existing drive way
  - i. \_\_\_\_\_

4. 2020 S FRENCH RD LAKE LEELANAU, MI 49653 **parcel: 002-004-002-00**

Site Plan Description	97 Lake Street Elk Rapids, MI 49629 231-264-9970	Property: 45-002-004-002-00 Property Owners: Schaub Ronald J and Jean C Address: 2020 S FRENCH RD LAKE LEELANAU, MI 49653	<b>Page 3 of 7</b>
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## Legal Description

PA 116 10-10-90 L145 P229 L294 P341 L317 P176/90 L1065 P115/10 L1071 P941/10 L1102 P484/11 N FRL 1/2 OF NE FRL 1/4 SEC 4 EXC BEG SE COR TH N 1360 FT TH W 300 FT TH S 200 FT TH W 920 FT TH S 1160 FT TH E 1220 FT TO POB SEC 4 T29N R12W 104.66 A M/L.

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a.

5. See response 4.20 D 3.e
6. No existing tower
7. Landscaping natural existing material
8. Fencing is chain link
9. Provided above
10. Can support 7square feet of wind load at 100Mph wind and snow
11. Feed from Bahle road tower
  - a. No impact on Bahle rd tower
12. No available existing tower meet our engineering requirements, no alternative technology available
13. Cherry Capital Connection engineers for 3-mile service radius.
  - a. Although we do not have any specific sites under lease we are considering a tower site at the southern end of s French rd. This has been noted on page 6 of site plan

### Section 4.20 E

This tower is considered a personal wireless tower for High Speed Internet access  
Tower is greater than 60 feet  
Requires site plan Review

### Section 4.20 F

1. Understood see site plan document
2. Understand conditions may be imposed.
3. Providing information Section 4.20 C, D and F to the best of our ability
4. Understood and reviewed
5. Cherry Capital Connection is requesting a Special Use permit and approval.

### Section 4.20 G

Included in Lease  
Tower has a 30-year life cycle

### Section 4.20 H

- a. Understood and reviewed
- b. Not a preexisting tower
- c. Not rebuilding

### Section 13.1

- A. Per section 4.20 requires a site plan review
- B. Application has been submitted
  - a. Requirements
    1. Cherry Capital Connection, LLC P.O. Box 866 Elk Rapids, MI. 49629 231-264-9970
    2. No liens or options that prevents leasing of land for tower placement
      - a. See agency letter

Site Plan Description

97 Lake Street  
Elk Rapids, MI 49629  
231-264-9970

Property: 45-002-004-002-00  
Property Owners: Schaub Ronald J and Jean C  
Address: 2020 S FRENCH RD LAKE LEELANAU, MI 49653

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3. See agency letter signed by parcel owner
4. Schaub, Ronald J and Jean C
5. 2020 S French Rd Lake Leelanau MI 49653 Parcel: 45-002-004-002-00
6. CTM Engineering, LLC P.O. Box 226 Interlochen, MI 49643
7. Schaub S. French Road tower
8. 128-foot Rohn-25 style guy tower for High Speed Internet access and Telephone
9. Vicinity Map 1' = 2000" provided page 1 site plan
10. Parcel 106 acres
11. Land uses page 2 of site plan
12. Once approved tower is anticipated to be constructed and operational in 45 days
13. No water or waste lines
14. Electrical supplied by road way pedestal and from home Noted on page 5 site plan
15. No common spaces
16. No advertising features (contact information posted on tower and pedestal)
17. No exterior lighting
18. 10 x 10 x 6-foot chain link fence at base of tower
19. Less than 10 square feet of soil disturbed at tower base. Existing vegetation not disturbed
20. No trash receptacles
21. No storage for chemicals
22. No unique natural features
23. No significant views at roadway location (public accessible areas)
24. North marked on all required pages
25. Site plan provided by Cherry Capital Connection
  - a. Signed by owner with affidavit
  - b. Seal of CTM Engineering provided
26. Reviewed

### Section 13.1 C

- a) We are asking that the planning commission review and approve without conditions
- b) Reviewed and understood

### Section 13.1 D

Cherry Capital Connection based on review of this section would consider this project a minor project and would ask that that we schedule this project to be reviewed at the next regularly scheduled meeting and approved.

### Section 13.1 E and F Copy of email message sent

Centerville Township Zoning administrator indicated that a copy could be sent via e-mail to each of you per the site plan review and permitting process.

Please confirm receipt. Please accept my apology if these were sent in error

The project "**Schaub – S French Rd tower**" is located at 2020 S French Road in Centerville township.

Cherry Capital Connection has been authorized to represent the land owner. The tower and all related aspects is owned and operated by Cherry Capital Connection. Cherry Capital Connection (CCC) has leased the land required (approximately 1.1 acres) with easement, access and power agreements. The actual parcel is approximately 106 acres used for farming and grazing.



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The 128-foot Rohn-25 style guy tower will provide High Speed Internet Access and Telephones services. This service does support streaming. CCC has been providing these services in Leelanau County for over 10 years. We have improved and installed a number of towers throughout the county and have exhausted all available vertical assets. Our sustainable business model is further enhanced by the use of these light weight low profile vertical assets that blend nicely into the landscape. The minimum height requires 25-40 feet of height above the tree line and requires a clear canopy for the guy wires. No roadway is constructed. The tower weights less than 500 pounds and each 10-foot section is manually lifted into the proper location. There is no concrete foundation. A 3-foot deep 12-inch diameter hole is created and the tower is placed in the hole and erected from the ground up. Power consumption is the equivalent of a 60-watt light bulb remaining on 24/7. So very low consumption. No lighting is required. This is dark operational site. When servicing the location, we will be using the land owner driveway to park and walk to the location. We schedule 4 visits per year to the site to perform regular maintenance and upgrades. The guy wires are secured at 6 points on the ground. Each earth anchor can support 4,200 pounds of pull and we use 6 guy wires for each leg. Tower weights less than 500 pounds fully configured. The tower is designed to support 7 square feet of wind load at the top assuming 100 MPH winds with ice and snow. We do not exceed the wind load. Safety is our number one focus associated with our tower operations. Copies of the final lease will be filed with the county once the tower is approved and constructed.

We are regulated by the FCC, FAA and MDOT. All required documents for this location have been filed. This is defined by the FCC as a personal wireless facility. If you have any questions please do not hesitate to ask. We construct these towers in a similar manner. We plan on constructing a number of these personal wireless telecommunication facilities throughout the county to address the increasing demand for cost effective high speed internet access.

Site Plan and application documents sent to via e-mail to (construction documents and engineering seals available upon request)

Engineering documents will be sent with building permit and has been supplied to zoning administrator (separate e-mail).

Documents included (all documents in PDF form):

- a. Site review application
- b. Site review project descriptions
  - a. This document addresses each aspect of the ordinance
- c. Site plan document (Multiple pages) print on 8.5 x 14 (legal) paper landscape mode.
- d. Construction document
- e. Structural Engineering seal

Copies of these documents can be obtained in 7 days at <https://cherrycapitalcommunications.com/projects/schaub> , by calling the Cherry Capital Connection office at 231-264-9970 or calling the Cherry Capital Connection personal wireless engineer of record Tim at cell phone number 231-735-0451 (can email [tim@cherrycapitalconnection.com](mailto:tim@cherrycapitalconnection.com) if voice mail is full)

- |                            |  |
|----------------------------|--|
| 1. Fire Department         | Copy dropped off at Solon-Centerville fire department (solon)                                |
| 2. County Planning         | <a href="mailto:wbunek@co.leelanau.mi.us">wbunek@co.leelanau.mi.us</a>                       |
| 3. County Inspections      | <a href="mailto:constructioncodes@co.leelanau.mi.us">constructioncodes@co.leelanau.mi.us</a> |
| 4. County Road Commission  | <a href="mailto:dpriest@leelanauroads.org">dpriest@leelanauroads.org</a>                     |
| 5. County Drain Commission | <a href="mailto:schristensen@co.leelanau.mi.us">schristensen@co.leelanau.mi.us</a>           |



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6. Leelanau County Health Department Copy dropped off at 7401 E. Duck Lake Rd

Additional documents associated with this project will be sent to Centerville township zoning administrator when requested. Check has been mailed to Centerville Township zoning administrator at the address supplied in the application payable to Centerville township




Tim Maylone

General Manager - CEO, Cherry Capital Connection

231-264-9970, [Tim@cherrycapitalconnection.com](mailto:Tim@cherrycapitalconnection.com)

[www.cherrycapitalcommunications.com](http://www.cherrycapitalcommunications.com)

 231-735-0451 (cell)