

PC Report to the Lake Township Board
Covering the April 23, 2026 Meeting

The Lake Township Planning Commission held a regularly scheduled meeting, including a site plan review, on Thursday, April 23, 2026.

Members Present: Mark Zaroff, Scott Hassler, Patricia Riss, and Kim Chase.

The site plan meeting was called to order at 1:03 PM. All required notifications were confirmed. Kevin Rose provided a brief overview of the project.

Representing Atlas Tower 1, LLC were Project Manager Aaron Sithole and Counsel Mike Powers. Mr. Sithole explained the site selection process, tower construction details, and how the project would improve Verizon service capacity in the area. Mr. Powers responded to numerous questions from the Planning Commission.

Public comment was opened. A letter from a resident opposing the tower was read into the record, citing concerns regarding radiation and property values. Mr. Powers explained that the tower must comply with FCC regulations regarding radio frequency emissions. Public comment was then closed.

The Planning Commission deliberated and conducted a thorough review of Lake Township Ordinance 34, Article 6 (Towers). All information required under Ordinance 34 was provided by Atlas Tower 1, LLC. In addition, the Planning Commission requested that Atlas submit engineered tower plans, EGLE permits (if required), and a Roscommon County Road Commission permit for the driveway entrance.

Motion:

Motion by Riss, second by Zaroff, to approve the Special Use Permit for Atlas Tower 1, LLC to erect a wireless communication tower at 350 Michelson Rd, parcel number 006-033-010-0021, including a reduction of the minimum one (1) mile separation requirement from existing towers, as set forth in Ordinance 34, Article 6, Section 6.08, to eight-tenths (8/10) of a mile, based on the following findings of fact and conclusions:

1. The Planning Commission has the authority to review and approve Special Uses and apply ordinance standards, including permitted reductions or modifications, under Ordinance 34 and the Michigan Zoning Enabling Act.
2. The applicant demonstrated, with competent technical evidence, that existing towers within the one-mile radius are at or near capacity and cannot feasibly accommodate additional co-location.
3. The applicant evaluated reasonable alternative sites and structures and demonstrated that those alternatives are not feasible due to capacity limits, technical constraints (including height), or lack of site availability or control.
4. The record establishes a significant gap in reliable wireless service in the area, and the proposed facility—at the requested location and height—is necessary to remedy that gap.

5. The requested reduction of the one-mile separation is the minimum necessary to provide the needed service while preserving the ordinance's intent to limit unnecessary tower proliferation.
6. The proposal meets the Special Use standards outlined in Ordinance 34.
7. The site plan provides adequate setbacks (including fall zone), screening, and design measures to mitigate visual impacts and is otherwise in substantial compliance with Ordinance 34 requirements.

Conditions of Approval:

1. A full set of stamped, engineered tower construction plans shall be provided to Lake Township prior to construction.
2. The facility shall be constructed and operated in substantial compliance with the approved site plan dated April 23, 2026.
3. The tower shall be engineered to accommodate co-location by additional carriers on commercially reasonable terms.
4. The maximum height shall not exceed 225 feet, as demonstrated necessary by the submitted analysis.
5. Setbacks and fall zones shall meet or exceed ordinance requirements.
6. Lighting shall be limited to the minimum required by the FAA, if applicable.
7. Atlas Tower 1 shall remove the facility if it is abandoned for a period of twelve (12) months, in accordance with Ordinance 34.
8. Lake Township shall receive FAA approval documentation prior to the start of construction.
9. Lake Township shall receive FCC approval documentation prior to the start of construction.
10. Lake Township shall receive a copy of the recorded lease agreement between the property owner(s) and Atlas Tower 1, LLC, as filed with Roscommon County.
11. Atlas Tower 1 shall contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) regarding areas identified as wetlands. If approvals are required, copies shall be provided to Lake Township.
12. Any changes to the driveway approach must be approved by the Roscommon County Road Commission, and a copy of the permit shall be submitted to Lake Township.
13. The project must comply with all applicable local, state, and federal regulations.

Roll Call Vote:

Hassler – No
Zaroff – Yes
Chase – Yes
Riss – Yes

Motion carried, 3–1.

All paperwork and this report are submitted to the Lake Township Board for approval.

The regular meeting then resumed. There were no reports from Kevin Rose or Scott Hassler. Mark Zaroff continues to review proposed ZBA ordinance changes, and Patricia Riss provided an update on the Parks package.

The Planning Commission continues to have a vacancy. Mark Zaroff has created a site plan follow-up spreadsheet to improve tracking of return visits by the OEO for compliance verification.

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The next scheduled PC meeting is June 18
Respectfully submitted.
Kim Chase
Planning Commission Chair
Meeting Time: 1:00 PM