



Bath Township Board of Zoning Appeals

January 17, 2012

Bret Plante, Crowne Castle for AT&T Tower
Conditional Use for changes to existing Cell Tower

Case #: 12-01	Zoning: R-2
Applicant: Bret Plante	Adjacent Zoning: R-2
Property Owner: Verizon	Lot Size: 1.06 Acres
Address: 3253 Martadale Dr.	
Parcel: 0407186	

Location/Property: Property is located on the northside of Martadale Dr. directly adjacent to I-77. There is a single family home approximately 270' to the northwest and single family housing across the street to the south. Directly to the east is I-77 and the tower is located in an electric high tension power line easement.



Site Description: The site currently houses the existing cell tower. The site slopes up moderately to the Northeast and South East

Proposal: The Applicant is proposing to replace three existing antennas as well as the addition of 3 antennas, 3 Lines Coax, and 3 TMA's to the existing configuration.

Zoning Comments: The applicant is seeking Conditional Use approval per Article IV, Section 402-3-F which states:

A wireless telecommunication facility is permitted on any property owned or controlled by an institution of public education under the requirements of **Section 804-1** of this Resolution, or property owned or controlled by a federal, state, or local government agency upon application for a Zoning Certificate and in compliance with the standards set forth in **Section 804-1-C through BB**, except **Section 804-1-D** of this Resolution and as to property owned or controlled by the Township, under such terms, conditions, standards and regulations as deemed appropriate by formal approval of the Board of Township Trustees.

A wireless telecommunication facility may be constructed on an electric high tension power line easement, provided the facility is located within one hundred feet (100') of an interstate highway right-of-way, upon application for a Zoning

Certificate and compliance with the standards set forth in **Section 804-1** of this Resolution. **Subsections 804-1 A, B, D, G, and S** shall not apply to such facilities.

County Comments: None

Township Department Comments: None

	Member	Present	Motion	Second	Yes	No	Abstain
	Betty Eastman						
3	Dave Landis						
1	Jeff Kerr						
	Les Kreeger						
2	Linda Hastings						
4	Michael Mack						
7	Steve Bell						

- Exhibits:**
- Conditional Use Application
 - Site Plan
 - Use overview
 - Building owner's approval
 - Parking and Landscaping Plan
 - Building Layout

