

Agenda

Wednesday, March 20, 2024, 1:00 p.m.

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
- 4. Correspondences**
 - a. [City of Jonesville 2024-2028 Recreation Plan/Appendix D of Master Plan](#)
 - b. Southern Towers BTS, LP - Jonesville Road NEPA Review
- 5. Approval of Minutes - January 17, 2024**
- 6. Approval of Agenda**
- 7. Public Hearings - None scheduled**
- 8. Unfinished Business**
 - a. Election of Officers: Vice-Chair
- 9. New Business**
- 10. Any Other Business/On-going Business**
 - a. Continued discussion on update of Master Plan
- 11. Public Comment**
- 12. Adjournment**

Next Meeting: Wednesday, May 15, 2024 @ 7:00 p.m.

Minutes - *Draft*

Wednesday, January 17, 2024

1. **Call to Order** - *Chair Carolan called the meeting to order at 7:00 p.m.*

2. **Roll Call**

Members Present: *Namrata Carolan, Chair (2023); Michael Clark; Steve Lanius; Jack McLain; Denise Belson*

Members Absent: *Troy Reehl, Secretary (2023) - Excused*

Public Present: *Nicolas Wheeler*

3. **Public Comment** - *None*

4. **Correspondences**

- a. *City of Jonesville - Notice of Consideration of Amendments to Master Plan - There was some discussion and it was the consensus there was no need to comment on the plan.*

5. **Approval of Minutes** - *Motion by Belson to approve the November 15, 2023 minutes. Second by Clark. Approved unanimously.*

6. **Approval of Agenda** - *Motion by Clark to approve the January 17, 2024 agenda. Second by Lanius. Approved unanimously.*

7. **Public Hearings** - *No public hearings scheduled.*

8. **Unfinished Business** - *No unfinished business listed.*

9. **New Business**

- a. *Election of Officers: Chair, Vice-Chair, Secretary - Motion by McLain to nominate Carolan as Chair and Reehl as Secretary. Second by Belson. Approved unanimously. Motion by McLain to hold off electing a Vice-Chair until the March meeting. Second by Clark. Approved unanimously.*
- b. *Review/Amend Rules of Procedure and By-Laws - Motion by Clark to accept the Rules of Procedures and By-Laws for 2024 with no amendments. Second by Belson. Approved unanimously.*

10. **Any Other Business/On-going Business**

- a. *Continued discussion on update of Master Plan
It was the consensus to invite Harmony Fierke-Gmazel from Michigan State University Extension to the March meeting to discuss the updating of the master plan. Carolan will extend an invitation to Harmony.
Commissioner Lanius spoke on various bills from the legislature that will impact the handling of solid waste and the effects this may have on the County and potentially the Planning Commission.*

11. Public Comment - *McLain indicated he will no longer be employed by Hillsdale Township as Zoning Administrator so will need to resign from the Planning Commission.*

12. Adjournment - *Motion to adjourn by Lanius. Second by Belson. Approved unanimously to adjourn at 8:00 p.m.*

Troy Reehl, Secretary

Recorded by: Nicolas Wheeler, Equalization Director, County of Hillsdale

DRAFT

Planning Commission

From: Jeff Gray <JGray@jonesville.org>
Sent: Wednesday, January 24, 2024 2:13 PM
To: planning@co.hillsdale.mi.us
Cc: Jacob Hurt; Zack Smith
Subject: Jonesville Recreation Plan
Attachments: Jonesville 2024 Rec Plan.pdf

Hillsdale County Planning Commission,

As you know, the City has recently completed an update to its Recreation Plan, which will govern development of facilities and recreation programs from 2024 through 2028. The Plan was developed by the Jonesville Planning Commission and adopted by the City Council at their January 17, 2024 regular meeting.

The City held extensive public input sessions in late 2022 and early 2023. The plan reflects changes recommended by the community following the advertising of a 30-day comment period.

The Plan is being transmitted with a copy to Region 2 Planning Commission, who assisted with the development of the Plan, prior to submittal to the Michigan Department of Natural Resources.

Please do not hesitate to contact me if you have any questions or require additional information.

Jeff

Jeffrey M. Gray· City Manager
City of Jonesville
265 E. Chicago Street· Jonesville, MI 49250
(517) 849-2104



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Planning Commission

From: Lisa Skeens <l.skeens@trileaf.com>
Sent: Thursday, March 14, 2024 12:23 PM
To: planning@co.hillsdale.mi.us
Subject: CLG Letter - Jonesville Road, Allen, MI 49227 - Trileaf Project 736700
Attachments: CLG Letter - Jonesville Road.pdf

Good morning,

On behalf of **Southern Towers BTS, LP**, Trileaf is performing a **NEPA** review on the proposed **telecommunications tower**, located at **Jonesville Road, Allen, MI 49227**, coordinates: **41-59-11.4, -84-48-28.3**.

As part of this review, we are required to contact a local government contact and provide the option to comment on the project. Please note that this invitation to comment is separate from any local planning/zoning process that may apply to this project.

Please find attached a letter with project details and a topographic site map and aerial photograph to assist in your review. If you have any questions or require additional information, please feel free to call or e-mail.

If you are not the appropriate contact or if there is someone more appropriate to reach out to please let me know and I will forward along.

Thank you,

Lisa Skeens
Project Scientist



1821 Walden Office Square Suite 500
Schaumburg, IL 60173
Office: (630) 227-0202, ext. 554

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1821 Walden Office Square, Suite 510, Schaumburg, Illinois 60173 - 630.227.0202 - www.trileaf.com

March 14, 2024

Hillsdale County Planning Commission

Attn: Namrata Carolan - Chair
29 N Howell St
Hillsdale, MI 49242
Phone: (517) 437-7758
Email: planning@co.hillsdale.mi.us

RE: **Southern Towers BTS, LP – Jonesville Road / Project# MI-015 – Trileaf Project #736700**
Jonesville Road, Allen, MI 49227
Hillsdale County, Allen Quadrangle (USGS)
Latitude: 41° 59' 11.40" N, Longitude: 84° 48' 28.30" W

Dear Namrata Carolan:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Southern Towers BTS, LP proposes to construct a 255-foot (265-foot-overall) self-support telecommunications tower and associated equipment within a 100-foot by 100-foot (10,000-square-foot) lease area. A 30-foot-wide access/utilities easement is proposed to extend south from the tower compound to intersect with Jonesville Road. In addition a 12-foot wide utility easement will extend west from the access easement. The site is currently a forested area. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at (630) 227-0202 or email l.skeens@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

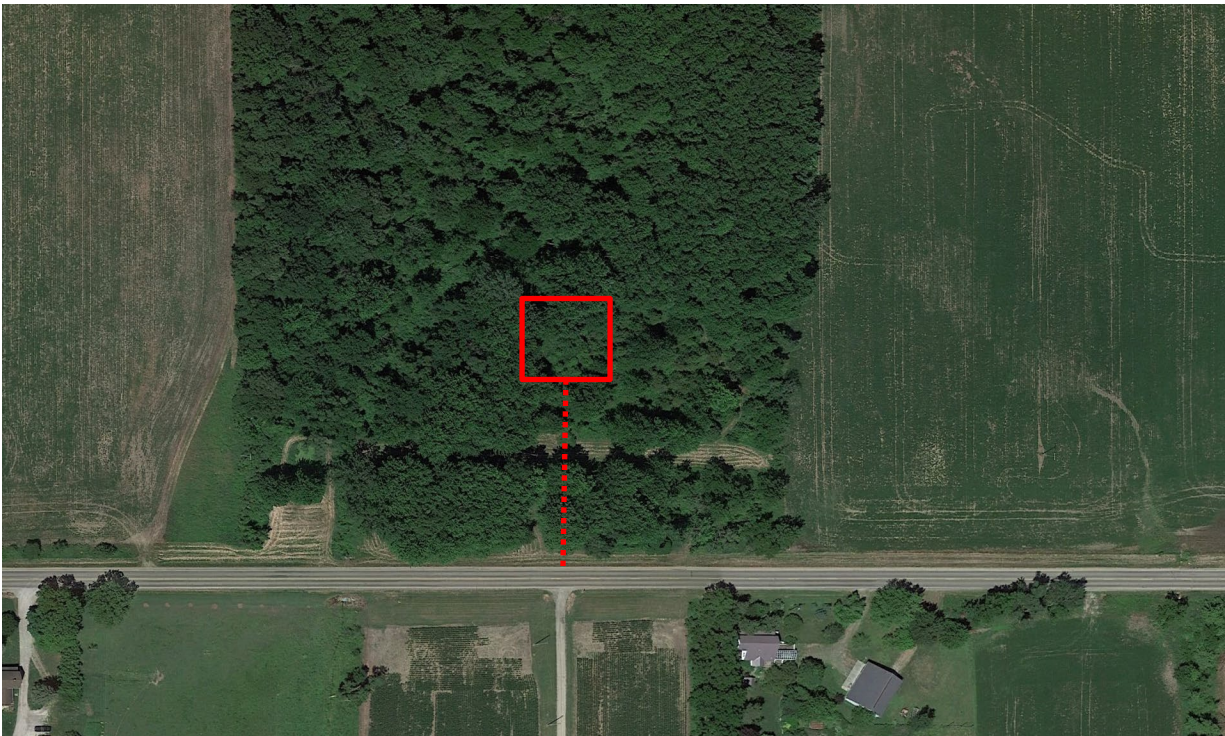
Sincerely,

A handwritten signature in dark ink, appearing to read "Lisa Skeens", is written over a horizontal line.

Lisa Skeens
Project Scientist



Site Location & Surrounding Properties



Site Location



Easement

Aerial Photographs (2022)
Southern Towers, BTS LP – Jonesville Road
Jonesville Road
Allen, MI 49227



Allen Quadrangle, Indiana (2023)

Contour Interval = 10 Feet

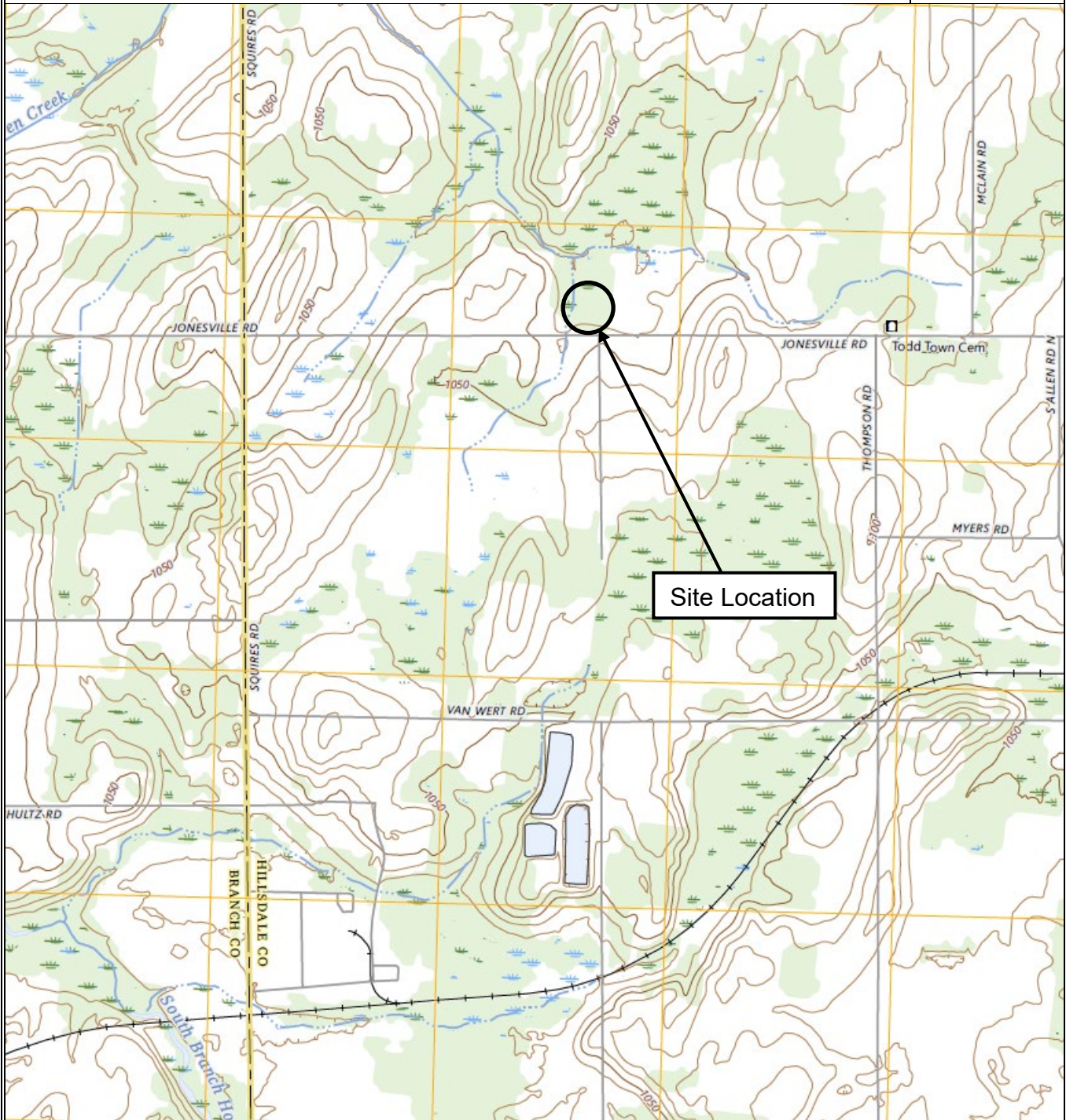
Scale 1 Inch = ~2,000 Feet

Latitude: 41° 59' 11.40" N, Longitude: 84° 48' 28.30" W

Township: T5S Range: R4W Section: S31



North



Site Vicinity Map

Southern Towers BTS, LP – Jonesville Road

Jonesville Road

Allen, MI 49227

