

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 18, 2025**

CALL TO ORDER

Chairperson Carlock called the meeting to order at 6:30 P.M. She then led the Pledge of Allegiance.

ROLL CALL

Present:

Pete Meagher
Mona Sevic
Robert Seeley, Vice Chair
Debby Dehart
Merrie Carlock, Chairperson

Absent:

Scott Ruggles, Township Board Liaison
T. Joseph Seward

Others:

Sean O'Neil, Community Development Director
Matteo Passalacqua, Carlisle Wortman
Kristin Kolb, Township Attorney
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

It was MOVED by Commissioner Meagher, second by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (5 yes votes).

APPROVAL OF MINUTES

A. August 21, 2025

It was MOVED by Commissioner Seeley, seconded by Commissioner Meagher to approve the minutes as presented. The motion carried with a voice vote: (5 yes votes).

CALL THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)

Mary Earley, 5925 Pineridge Court, thanked the staff and Commissioners for preparing for tonight's meeting.

PUBLIC HEARING

A. Vertical Bridge Cell Tower

Property is located at the northwest corner of Cooley Lake Road and Eric Drive.
Consisting of approximately 5.23 acres and currently zoned SF (Suburban Farm).

Requests:

- 1) Special Land Use (SLU) Wireless Communication Antenna.
- 2) Preliminary and Final Site Plan

Applicant: Vertical Bridge c/o Haley Law Firm, PLC

Director O'Neil summarized the letters from Engineering and the Fire Marshal.

Mr. Passalacqua reviewed his letter with the Planning Commissioners.

Commissioner Sevic asked Mr. Passalacqua if cohosting other providers would require another tower, or addition of equipment. Mr. Passalacqua said the plan shows two co-location racks, which would host additional equipment. A new structure would not be erected.

Director O'Neil stated that the driveway met the 20' standard for a fire apparatus.

Commissioner Dehart asked staff if the applicant would need to come back to the Planning Commission if the owner wanted to increase the size of the tower. Mr. Passalacqua confirmed.

Commissioner Meagher reviewed the ordinance language from Article 4, section 51 of the Zoning Ordinance. He raised questions about the aesthetic of the cell tower and the potential of affecting nearby home properties. Director O'Neil stated he spoke with the Assessor, and there wouldn't be anything in an assessing aspect that would affect property value.

Wallace Haley, applicant, was present. He stated users drive the needs, and the need for the cell tower was driven by T-Mobile. He was aware that there are many residents against the proposed tower but added that the plans met the zoning ordinances. He added that under federal law, the Planning Commission cannot take health effects into their decisions.

Commissioner Meagher asked Mr. Haley about the tower affecting property values. Mr. Haley said any zoning decision can affect property values. He added there is stigma about cell towers.

Commissioner Dehart asked Mr. Haley if there would be lighting on the top of the tower for the FAA. Mr. Haley said no, because the tower is under 200', it will not require lighting.

Chairperson Carlock opened the public hearing at 7:04 P.M.

Mark James, Maddin Hauser, stated he represented Tammy Vickery. He stated his client demanded the applicant demonstrates how the cell tower will be harmonious with the surrounding area and demonstrates that there are no public property and land nearby the tower could be erected on. He stated that tonight's request for approval of the preliminary and final site plans is also not allowed

Jan Rethenwald, 2697 Ripple Court, stated she has a petition with 172 signatures of those who are opposed to the cell tower being placed in the neighborhood. She stated 5G's impact on health and inadequate landscaping as reasons for opposition.

Jacob Bashay, 3105 Eric Drive, spoke in opposition to the request. He said the cell tower will create an eyesore and alter the character of the neighborhood.

Pete Minna, 2875 Eric Drive, spoke in opposition to the applicant's request. He stated he and 16 other residents are opposed to the proposed cell tower location. He said studies do not show the negative

impact on the residents, animals, and property values. He said he spoke to Assessor Hieber himself and did not get a clear answer about the impact of the cell towers on his property value.

Selena Caros, 107 Newberry, listed local cell towers that were better located and better screened. She said the proposed cell tower will not be hidden, and in plain view. She added that the cell tower does not belong in residential areas like hers.

Susan Minna, 2875 Eric Drive, said she has lived at her home for 45 years, and she cannot make sense of the proposed location of the cell tower. She has concerns about the effects of the cell tower on the ecosystem.

Heather Sutton, 2460 Greenlawn, stated her opposition to the cell tower. Her sister's horse farm is next door to the property, and the horses will be affected. Her other sister lives close to the site as well, and she shared concerns about her chickens and the eggs they produce.

Art Kroll, 2736 Havenwood, stated his opposition to the cell tower and said it would be a detriment to the area. He suggested the cell tower be located near the ITC Corridor. He shared concerns about the adjacent horse farm and the resident who owns it.

Kirk Czarnecki, 2865 Eric Drive, stated Eric Road has a country setting with various wildlife. The proposed cell tower will change the country feel of the neighborhood.

Michele Czarnecki, 2865 Eric Drive, stated her opposition to the proposed cell tower. She said the placement will degrade the area of its beauty.

Christopher Wax, 3057 Ripple Way, stated no studies or statistics have been shared about the impact on property value. He shared his concerns about health as he is a father to young children.

Diane Knoll, 3262 Lacosta Court, shared facts about the negative impacts of cell towers near residential properties, including the prolonged exposure of electromagnetic waves.

Larry Catanzaro, 2772 Ona Lake Drive, stated he researched the negative impact of property values on properties that are near cell towers. He said the effects of the tower will be felt for years and years to come.

Debra Lesnew, 2785 Ripple Way, shared pictures of the cell tower behind Sunshine Farms on Bogie Lake.

Chris Chwalek, 6144 Warwick, shared his concerns about the cell tower and its impact on property value, quality of life, and health concerns.

Doug Sordel, 3234 Walden Cove, stated his opposition to the applicant's request. He said the proposed tower will overshadow Lake Ona and negatively impact the lake's wildlife. He asked if the proposed site was the optimal location, or if it was chosen for financial motivations.

Juergen Jenk, 2940 Ripple Way, said he is in favor of the proposed cell tower. He said he understood the need for the tower.

Rick Lesnew, 2785 Ripple Way, said he has lived off Lake Ona since 1981, and it's quiet. He is in the process of rebuilding his home after a house fire, and now the cell tower will be in his view,

Tom Stevenson, 2924 Ford, stated there was a lack of effort from the applicant to obscure the tower. He stated he had never seen a cell tower held to such lower standards. He stated if the standard is high, companies will rise to meet it. He encouraged the Planning Commission to stand for their residents.

Mary Dixon, 3282 Lochmoor Court, stated she lived kitty corner to the proposed site. She said she enjoyed seeing the horses in the pasture from her condo. She stated Commerce Township would not be happy if her taxes were lowered. She stated that all life is biometric, and all organisms are tied to electric fields. She added it is very important to protect humanity and environment. Trees within proximity of the cell tower will die. She did not appreciate the idea of seeing the tower from her home.

Matthew Jervais, 5303 Cooley Lake Road, said his home is to the west of the tower. He said looking at the tower every day won't be good for the residents and will affect the neighborhood in a negative way. He said his American dream is under threat, as well as the surrounding neighbor's dreams.

Mark Rutger, 2541 Ripple Way, wanted to see correspondence between the applicant and ITC about a proposed tower. He suggested the Township help facilitate the conversation. He asked if there would be generators or air conditioners generating noise on the property. He also asked if the migratory pattern of birds is taken into accounts. He stated he moved to the Township to get out of the city, and the view is everything.

Rose Sznur, 2531 Ripple Way, said she has lived at her home for 45 years, and is concerned about the property values especially. She did not want to see the subdivision being affected by the cell tower.

Lori Durbin, 2900 Eric Drive, expressed that the cell tower will be an eyesore, and is concerned about the cell tower's effects on her chickens and her eggs.

Laurie Popchuk, 3260 Walden Cove, said the tower machinery is negative. The sound the cell tower makes is a loud, droning sound. She stated concerns about the local wildlife and wanted to know if her taxes could be lowered if the proposal passed.

Dan Durbin, 2900 Eric, concurred with everything said in opposition of the cell tower.

David Maturn, 6142 Carey Road, said he moved to the area for the country setting, and said his cell service is great, and the cell tower isn't needed. He encouraged the Planning Commission to vote no.

Tammy Vickery, 3200 Eric Drive, said she was next door to the property. She said she researched online about cell tower effects on equines. She said there isn't a plan that shows the property owner's barn. She said anyone who votes on the proposal should see the area.

Erica Rezek, 3269 Pine Needle Drive, shared a picture of her front porch, and the proposed cell tower will be above her tree line in the front yard. She is concerned about selling her house in the future if the proposal is approved. She urged the Planning Commission to say

Lane Rezek, 3269 Pine Needle, said cell phones can communicate through Wi-Fi and satellites. He asked the Planning Commission to vote no.

Josh 2909 Eric Drive, said he moved to the Township for the rural feel and

Johnanthan Knoll, 3262 Lacasta Court said satellites are the future of communication.

Brian, 2622 Ripple Way, spoke in opposition to the proposal.

Dave Recktenwald, 2697 Ripple Court, said 5G is not as far reaching as it claims to be. He spoke in opposition to the proposal.

Lydia Armstrong, 5575 Majestic Oaks, said she is opposed to the placement of the cell tower in order to protect safety and health. She shared the concerns of 5G radio frequencies.

Frank Greenhalgh, 2561 Ripple Way, spoke about the stability of the ground and was concerned the ground will not be able to support the tower. He shared concerns about multipath interference due to the cell signals. He suggested "small cells" devices.

Chairperson Carlock closed the public hearing at 8:28 P.M.

Director O'Neil stated that the 300' notice is required by law for special land use requests. The notices go out 15 days prior to the public hearing and are published in a local newspaper. He added that if the Planning Commission were to approve tonight's special land use and recommend the Township approve the preliminary, they could make a motion this evening that the final approval was contingent based on approval of the preliminary site plan. The Township Board would have to approve the preliminary site plan for the final site plan to be approved.

Director O'Neil said the arborvitaes need to be taller for screening purposes. He added that they became aware of the landscaping at the cell tower at Sunshine Farms and is requiring the landscaping to be replaced.

He added the Township will not get any financial gain from the cell tower. He said there is always an option to go to the Board of Review and have your taxes lowered for cause. He added the property owner's barn will be in the fall zone, but it will not be in the fall zone around the surrounding properties.

Mr. Haley said there are not 41 cell towers in the area. He said when a cell carrier wants to find a site, they try to find an area that has coverage that is lacking. He said the site acquisition teams scout the area and find an area that meets the zoning ordinance and engineering requirements. He added the cost is engineering driven, not costs.

Mr. Haley said the ITC towers on Cooley Lake Road had antennas, and the other one is an old Sprint tower. T-Mobile tried to convert the Sprint antennas to the T-Mobile antennas, and they were unsuccessful. He said the soil survey team were in the area for other confirmed sites, not multiple

Township sites. Mr. Haley said T-Mobile does not use a shelter or needs air conditioning, and the generators are only used once a week for maintenance purposes.

Mr. Haley said he understood the residential aspect of the property and said the zoning ordinances were established by the Township. He said his client followed the zoning ordinances.

Mr. Haley added he would like to present photo sims for the Planning Commission. Director O'Neil said if Mr. Haley were to table his request, he wanted on record that the 90-day period would be put on hold. Mr. Haley said he would waive the clock until the next available Planning Commission meeting. Director O'Neil said the next available Planning Commission meeting is November 6, 2025, the next will be November 20, 2025.

It was MOVED by Commissioner Seeley, seconded by Commissioner Meagher to postpone the proposal by Vertical Bridge, until the applicant is prepared to return with photo representations and property value information, and historical information at the applicant's request with the Planning Commission and audience. The motion carried with a voice vote: (5 yes votes).

The Planning Commission recessed at 8:50 P.M. The Planning Commission returned from recess at 8:56 P.M.

B. 9101 Highland

Location: Property described as 9101 Highland Road, identified as parcel number 12-23-227-003, located south of Highland Road, west of Sunnybeach Boulevard, consisting of approximately 5.02 acres. Currently zoned RB (Restricted Business).

Requests:

- 1) Revised Special Land Use Approval
- 2) Final Site Plan Approval

Applicant: Affinity 10 Investments, LLC

Director O'Neil stated the applicant was looking to modify their previously requested land use by adding a third patio and was seeking that approval along with the final site plan approval this evening. He added that Engineering did not have any issues with the plans.

Mr. Passalacqua reviewed his letter.

Susan Bowers, Bowers and Associates, was present. She said the parking count is assumed to be 121. Four tenants will be on the west building, and three tenants will be in the east building.

Commissioner Sevic asked Ms. Bowers where the patio access would be. Ms. Bowers said a customer could travel along the frontage of the buildings east to west.

Director O'Neil requested sample boards and color elevations. Ms. Bowers said she can provide the items. There was a request to change the color of the fence from white to tan.

Chairperson Carlock opened the public hearing at 9:16 P.M.

Kathleen Adams, 9120 Steep Hollow Drive, said she would prefer a brick fence over the vinyl fence. She raised concerns about backfilling and changing the parking count.

Megan Schulz, 987 Sunnybeach Blvd, said she understood the need for the patios, but it will add more noise to residents using their outside space.

Matthew Curtain, 935 Sunnybeach Blvd, asked about the setback of the fence and the residential properties. Director O'Neil confirmed the fence is 20' from the property line, with landscaping on both sides. The landscaping will be the applicant's responsibility. Mr. Curtain said a darker colored fence would be preferred.

Chairperson Carlock closed the public hearing at 9:26 P.M.

It was MOVED by Commissioner Seeley, seconded by Commissioner Sevic to approve the revised special land use for 9101 Highland, identified as parcel number 12-23-227-003, as presented to include a third patio. The motion carried with a voice vote: (5 yes votes).

It was MOVED by Commissioner Seeley, seconded by Commissioner Sevic to approve the final site plan for 9101 Highland, identified as parcel number 12-23-227-003, subject to addressing all staff and consultant comments, and to include the composition and color of the privacy fences, and the applicant will provide colored elevations and samples. The motion carried with a voice vote: (5 yes votes).

C. 2026 - 2031 Capital Improvement Plan (CIP)

Chairperson Carlock opened the public hearing at 9:30 P.M.

Mary Earley, 5925 Pineridge Court, stated she likes the plan.

Chairperson Carlock closed the public hearing at 9:32 P.M.

Commissioner Seeley stated he would like the addition of Mrs. Earley's name in the CIP document due to her editorial help. The Planning Commission concurred.

It was MOVED by Commissioner Meagher, seconded by Commissioner Dehart, to adopt the 2026 2031 to adopt the plan and recommend the Township Board accept the document. The motion carried with a roll call vote: (5 yes votes).

(Meagher/yes, Dehart/yes, Carlock/yes, Seeley/yes, Sevic/yes)

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

None.

DIRECTOR'S REPORT

Director O'Neil said there is a flyover drone video of the Civic Center on the website. Stanley Park was on track to be completed by October 15.

COMMUNICATIONS

The ZBA met last month; three cases were approved. Pete Piccinato was appointed to the Parks and Recreation Committee. Trunk or Treat will be held on Saturday, October 16, 2025.

NEXT MEETING DATE: November 6, 2025

ADJOURNMENT

MOTION by Commissioner Seeley, seconded by Sevic to adjourn at 9:40 P.M. The motion carried with a voice vote: (5 yes votes).

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