



Proposed Amendment for Public Hearing

Zoning Amendment # 2024-013

Section 460.05 – Standards Applicable To All Wireless Telecommunications Tower Facilities

Section 460.05 Existing:

All wireless telecommunication towers and facilities shall comply with the following standards and conditions.

- A. Towers shall be located, to the extent possible, to minimize any adverse impacts on residential property.
- B. The minimum setback of the tower from all property lines shall be:
 - 1. The height of the tower plus 25 feet, or
 - 2. When it is demonstrated, because of its design and construction, that in case of collapse, adjacent property shall not be affected, the minimum setback shall be:
 - a) 40 feet from any property line abutting a nonresidential lot.
 - b) 75 feet from any property line abutting a residential lot, provided that the base of the tower, including any guy wire anchors and required enclosure shall comply with the front yard setbacks for the district in which it is located.
- C. Towers located as a permitted use in accordance with Section 460.03 shall not exceed a height of 200 feet and shall be monopole structures. The Board of Zoning Appeals may approve a lattice-type structure as a conditional use in locations specified in Section 460.03 when the applicant demonstrates that a lattice-type structure provides greater ability to collocate additional antenna.
- D. Towers located as a conditional use in accordance with Section 460.04 shall not exceed a height of 200 feet and shall be monopole structures.
- E. The applicant of a proposed tower shall demonstrate that the proposed tower is the minimum height necessary to accommodate the antennae and is no higher than existing towers housing similar antennae.

- F. Prior to approving a new tower, a tower height greater than those prevailing in the area, or a tower in a location not in compliance with these regulations, the applicant shall demonstrate to the Township that such new tower or additional height is needed to meet the reasonable service requirements of the applicant. This assessment shall include consideration of alternative sites and the operational implications of such alternatives with respect, but not limited, to: height, opportunities for colocation, impact on residents, impact on service levels, etc. The Township may retain consultant(s) to review the information with the reasonable costs for such consultation being borne by the applicant(s).
- G. The base of the tower, including any guy wires, shall be completely enclosed with a secure fence having a minimum height of 8 feet. The fence shall be completely screened from view by at least one row of evergreens planted five feet on center maximum.
- H. Existing vegetation surrounding the fenced area shall be preserved to the maximum extent possible.
- I. The tower shall be painted a non-contrasting gray or similar color minimizing its visibility, unless otherwise required by the Federal Communications Commission (FCC) or Federal Aviation Administration (FAA).
- J. Any accessory buildings shall comply with the regulations set forth for the district in which the tower is located.
- K. "No Trespassing" signs shall be posted on the required fence in a clearly visible location with a telephone number of who to contact in the event of an emergency. No other signs or advertising shall be located anywhere on the facility.
- L. The applicant shall submit a reclamation plan at the time of the development plan review. As part of the reclamation plan, the owner or operator shall be required to post a cash or surety bond, or other financial guarantee acceptable by the Township Trustees, of no less than \$100 per vertical foot of wireless telecommunication tower height, measured from the natural grade. The bond shall insure implementation of the reclamation plan to prevent erosion. In addition, any colocator shall be required to provide its own financial guarantee to the township that ensures that the removal and disposal of all obsolete and/or abandoned equipment, and the reclamation of the tower site.

Section 460.05 Proposed (shown in bold):

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- L. The applicant shall submit a reclamation plan at the time of the development plan review. As part of the reclamation plan, the owner or operator shall be required to post a cash or surety bond, or other financial guarantee acceptable by the Township Trustees, of no less than \$100 per vertical foot of wireless telecommunication tower height, measured from the natural grade. The bond shall insure implementation of the reclamation plan to prevent erosion. In addition, any collocator shall be required to provide its own financial guarantee to the township that ensures that the removal and disposal of all obsolete and/or abandoned equipment, and the reclamation of the tower site. **Public utilities are exempt.**