



## **VAN BUREN COUNTY PLANNING COMMISSION**

219 E. Paw Paw Street, Suite 201, Paw Paw, MI 49079

Telephone (269) 657-8253 Fax (269) 657-0579

February 28, 2024 - 6:30 pm

### **Annual Meeting Agenda**

#### **1. Call to Order & Attendance**

#### **2. Approval of Agenda**

#### **3. Approval of Minutes from January 24, 2024**

#### **4. Public Comment**

#### **5. Reports**

- a. County Board of Commission (BOC)
- b. Land Preservation Board (LPB)
- c. Southwest Michigan Planning Commission (SWMPC)
- d. Local Visits

#### **6. Election of Officers**

- a. Nomination and Election of Chairperson

#### **7. Unfinished Business**

- a. MSUE Citizen Planner Course Update
- b. Coordination of Local Visits
- c. Section 106 Van Buren County Tower Input Request Summary
  - i. APC Towers, LLC – Bicycle Route 35 / Project# MI-1668 – Trileaf Proj #737376
  - ii. TVTII LLC – Hartford SW / Project# MI1003 – Trileaf Proj #734218
  - iii. Southern Towers BTS, LP – Bankson Lake/Client# MI-007 – Trileaf Proj #738687
  - iv. Southern Towers BTS, LP – 2461 17th Avenue/Client #MI-016 – Trileaf Proj #740115

#### **8. New Business**

- a. Intent to update Waverly Township Master Plan
- b. Submittal of Porter Township Revised Future Land Use Plan (Aug 2023)
- c. Submittal of Village of Paw Paw Revised Recreation Plan (2022 – 2027)

#### **9. Adjournment**

**Next Meeting: March 27, 2024 at 6:30 pm**

# VAN BUREN COUNTY PLANNING COMMISSION

219 Paw Paw St., Suite 201, Paw Paw, MI 49079 (616) 657-8251; Fax (616) 657-8259

Van Buren County Planning Commission  
January 24, 2024

## Meeting Minutes

### 1) Call to Order & Attendance

The meeting was called to order at 6:31 p.m.

**Present:** Alyssa Hosbein, Tom Motycka, Scott Cedarquist, Pam Stermer, Jan Petersen, Kurt Doroh, Celinda Gilmore, Will Pugsley, Barbara Rose, and Tony Hemenway. Others present included Lisa Imus Ransler.

**Absent:** None.

2) **Approval of Agenda:** Motion by Pugsley, with support by Cedarquist to approve the January 24, 2024, agenda with the addition of 8b under new business. Motion approved unanimously.

3) **Approval of Minutes:** A motion was made by Stermer, with support from Jones to approve the November 29, 2023 and January 3, 2024 Minutes. Motion approved unanimously.

4) **Public Comment:** None.

### 5) Reports:

a) **BOC Liaison Report:** Commissioner Doroh reported that the Board held their organizational meeting, and Randy Peat was serving as Chair and Paul Schincariol was serving as Vice Chair. Commissioner Chappel continued to work on the ORV Road Ordinance, and Judge David J. DiStefano was retiring at the end of the month.

b) **Land Preservation Board (LPB) Report:** The Land Preservation Board is reviewing the scoring criteria to determine what properties are chosen for purchase of development rights.

c) **Southwest Michigan Planning Commission (SWMPC) Report:** Roger Engle was appointed to the SEMPC Board. Van Buren County has 7 representatives on the SWMPC Board, 4 non-elected people and 3 Board of Commissioners.

d) Local Visits Report:

i) Pugsley reported that Waverly Township was planning to build a new building for police and fire, and Arlington Township was adding on to the Township Building.

ii) Petersen reported that the Arlington Township Planning Commission was reviewing aggregate mining, and that Hamilton Township was working on a shopping container ordinance.

iii) Cedarquist reported that he had been hooked up to broadband and had concerns about the new solar legislation at the State level.

iv) Doroh reminded everyone to continue to advocate for the Citizen Planning course that the meetings they attended.

v) Motycka reported that Decatur and Hamilton townships were working on a Master Plan and that Decatur Township had denied a battery storage facility.

**6) Election of Officers:**

- a) The nomination of the Chairperson was tabled until the next meeting.
- b) Motycka, supported by Jones, made a motion to nominate Cedarquist to the office of Vice Chairperson. Motion approved unanimously.
- c) Doroh, supported by Gilmore, made a motion to nominate Ransler as the recording Secretary. Motion approved unanimously.
- d) James, supported by Gilmore, made a motion to adopt the proposed 2024 meeting schedule, proposing to meet monthly the 4<sup>th</sup> Wednesday of the month at 6:30 pm with the exception of November and December, which would meet on the third Wednesday at 6:30. Motion approved unanimously.

**7) Unfinished Business:**

- a) **MSUE Citizen Planner Course** – All Planning Commissioners, with the exception of Cedarquist and Stermer will attend the course. Ransler will arrange for the registration. There are currently approximately 19 participants enrolled.
- b) **Coordination of Local Visits:** Hosbein will send summary of coverage with open units that still need consideration.
- c) **Section 106 Review Requests:** The Planning Commission has received 3 requests to review property for historic significance before a cell tower is placed. They include parcels in South Haven Charter Twp, Porter Township, and Hartford Township. Motycka, supported by Rose made a motion to request the Planning Commission be considered a commenting party on each filing. Motion approved unanimously.

Discussion focused on groups that should be consulted. It was confirmed that the applicant is required to contact the local historical society and all Native American tribal governments. For the South Haven Charter Township parcel, there was concern expressed about potential African American historical significance.

**8) New Business:**

- a) **Antwerp Zoning Map** – Motyka, supported by Rose, made a motion not to concur with the recommendation made by the Antwerp Township Planning Commission regarding the proposed Zoning Ordinance and Map amendment for the Rose Creek Estates Planned Unit Development. A primary area of concern revolved around the density and the number of septic tanks and wells proposed for the Rose Creek Estates development. The Commission also expressed reservations about the proximity of these infrastructure elements to the floodplain, wetlands, and Cook's County Drain.

- 9) Adjournment:** The meeting was adjourned at 7:34 p.m.

Submitted by: Lisa (Imus) Ransler, Recording Secretary

**From:** [Augst, Tyler](#)  
**To:** [Lisa \(Imus\) Ransler](#); [Kurt Doroh](#); [babbie57](#)  
**Subject:** Citizen Planner - Van Buren County Registration Update  
**Date:** Friday, February 23, 2024 11:42:56 AM

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**This email was sent from outside your organization. Please use caution when clicking links or opening attachments.**

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Happy Friday all!

Just wanted to send along a quick update on the registrations for the upcoming Citizen Planner. Number are looking great! **This is the last push before registration closes on February 27<sup>th</sup>!**

Registrations: 43

Communities/Organizations:

- Arlington Twp – 1
- City of Hartford – 4
- Covert Twp – 6
- Waverly Twp - 1
- Village of Marcellus - 2
- Hamilton Township - 4
- Antwerp Township - 1
- Decatur Township -2
- Paw Paw Township – 5
- Corewell Health – 1
- Cass Co PC - 1
- Van Buren Co PC - 9

**Tyler Augst**

Government & Community Vitality Educator

Pronouns: he/him

Michigan Sea Grant

Michigan State University Extension

[801 Hazen Street, Suite D](#)

[Paw Paw, MI 49079](#)

[augsttyl@msu.edu](mailto:augsttyl@msu.edu)

(269) 436-0520

MSU is an affirmative-action, equal-opportunity employer. MSU and MSUE programs and materials are open to all without regard to race, color, national origin, gender, gender identity, religion, age, height, weight, disability, political beliefs, sexual orientation, marital status, family status or veteran status.

MSU collectively acknowledges that its campus and statewide offices occupy the ancestral, traditional and contemporary Lands of the Anishinaabeg, ceded in multiple historic treaties. Through this acknowledgement, we recognize, support and advocate for the sovereignty of Michigan's twelve federally-recognized Indian nations, and for historic Indigenous communities and individuals.

## Citizen Planner Classroom Host Instructions

Thank you for volunteering to be the Citizen Planner Classroom host. Your help is greatly appreciated. The following is a brief description of the responsibilities.

### Facility:

- Open building or classroom; arrange tables and chairs if required. Plan to arrive 45 minutes before session begins; speakers may arrive early to set up projector, computer, etc.

### Refreshments:

- Purchase and supply refreshments
  1. Water and juice, coffee if desired
  2. Light snacks such as granola bars, fruit, crackers, nuts, veggie tray or unhealthy delights if you prefer.
  3. Budget = \$18 per person for the course.

### Sessions

- Handle all paperwork
  1. Hand out appropriate forms/information for each class
  2. Please set out sign-in sheet for each session. It is very important that participants sign in. Attendance is required to receive a certificate of completion—sign-in sheet is verification of attendance.
  3. Roster is supplied for class **– please have participants verify contact information**. Mailing address for certificate is very important. Personal email is necessary.
  4. Collect evaluations and sign-in sheets at end of class
  5. Return all forms to Citizen Planner office (address below)—postage will be reimbursed (with receipt) by submitting to Events Management: [events@anr.msu.edu](mailto:events@anr.msu.edu).
  6. **Receipts** for all expenses should be submitted to Events Management by email or mail (address on instruction sheet).
- Direct questions or problems to correct office or person for resolution
- Clean room after class if required, lock room/building if required.

Thank you again for your assistance in making this class successful.

If you have questions or need assistance, please contact:

MSU Extension Citizen Planner Program  
Justin S. Morrill Hall of Agriculture  
446 West Circle Drive, Room 11  
East Lansing, MI 48824  
(517) 353-6472  
[cplanner@msu.edu](mailto:cplanner@msu.edu)

RE: **APC Towers, LLC – Bicycle Route 35 / Project# MI-1668 – Trileaf Project #737376**  
76th Street, South Haven, MI 49090  
Van Buren County, Covert Quadrangle (USGS)  
Latitude: 42° 20' 51.90" N, Longitude: 86° 17' 12.20" W

To Whom It May Concern:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. APC Towers, LLC proposes to construct a 195-foot (199-foot tall overall) monopole telecommunications tower and associated equipment inside a 55-foot by 50-foot fenced compound within a 75-foot by 75-foot (5,625-square-foot) lease area. Additionally, a 30-foot-wide access/utility easement is proposed to extend off the east side the lease area extending northeast then east approximately 0.21 miles terminating at 76th Street. The site is currently a wooded area and tree farm. 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.sereno@trileaf.com](mailto:l.sereno@trileaf.com) if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

<image012.png>

Lauren Sereno

Assistant Project Manager

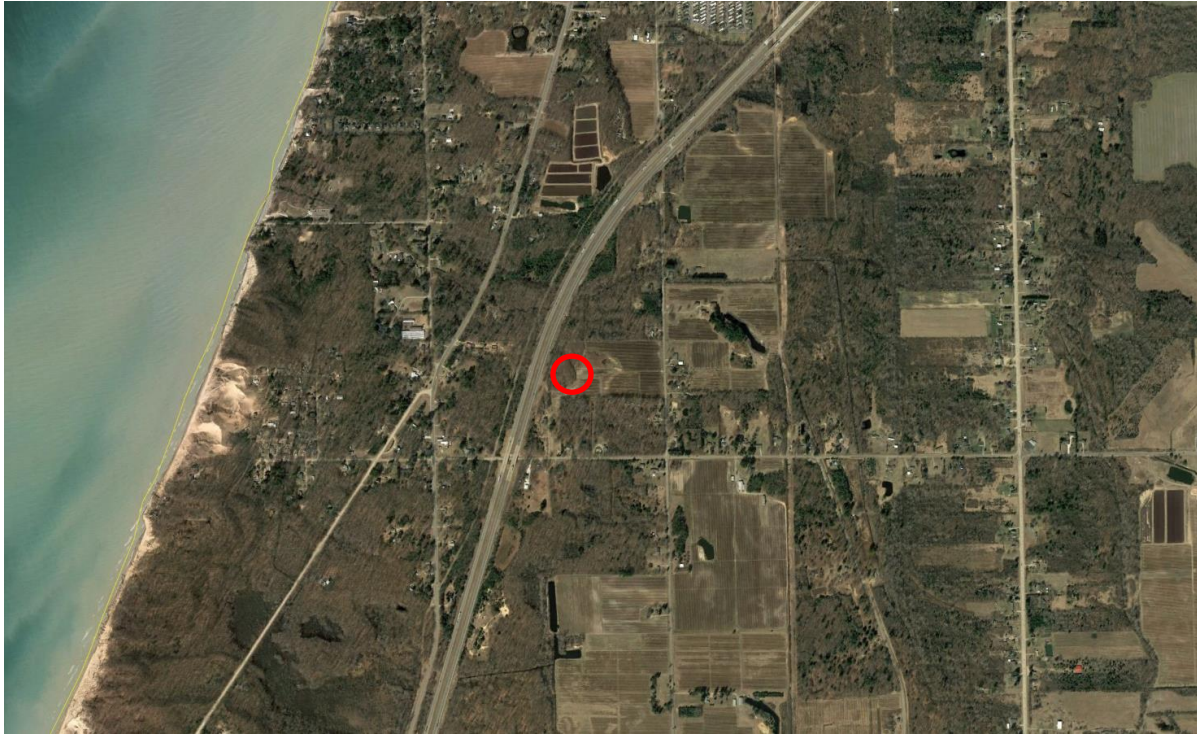
<image001.png>

1821 Walden Office Square, Suite 500

Schaumburg, IL 60173

Office: (630) 227-0202, ext. 525

Cell: (815) 999-2063



Site Location & Surrounding Properties



Site Location



Easement

**Aerial Photographs (2021)**  
APC Towers, LLC – Bicycle Route 35  
76th Street  
South Haven, Michigan 49090



# Covert Quadrangle, Michigan (2023)

Contour Interval = 10 Feet

Scale 1 Inch = ~2,000 Feet

Latitude: 42° 20' 51.9" N, Longitude: 86° 17' 12.2" W

Township: T1S Range: R17W Section: S28



North



## Site Vicinity Map

APC Towers, LLC – Bicycle Route 35

76th Street

South Haven, Michigan 49090





1821 Walden Office Square, Suite 500, Schaumburg, Illinois 60173 - 630.227.0202 - [www.trileaf.com](http://www.trileaf.com)

January 11, 2024

**Van Buren County Planning Commission**

219 Paw Paw Street, Suite 305

Paw Paw, MI 49079

Phone: (269) 657-8253

Email: [PlanningCommission@vanburencountymi.gov](mailto:PlanningCommission@vanburencountymi.gov)

RE: **TVT II LLC – Hartford SW / Project# MI1003 – Trileaf Project #734218**

68th Ave, Watervliet, MI 49098

Van Buren County, Hartford Quadrangle (USGS)

Latitude: 42° 10' 20.60" N, Longitude: 86° 12' 10.30" W

To Whom it May Concern:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. TVT II LLC proposes to construct a 195-foot (199-foot overall) self-support telecommunications tower and associated compound within a 100-foot by 100-foot (10,000-square-foot) lease area. In addition, a 30-foot-wide access/utility easement is proposed to extend approximately 235 feet generally south towards 68th Avenue. The site is currently forested land and an existing tower lease 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.*

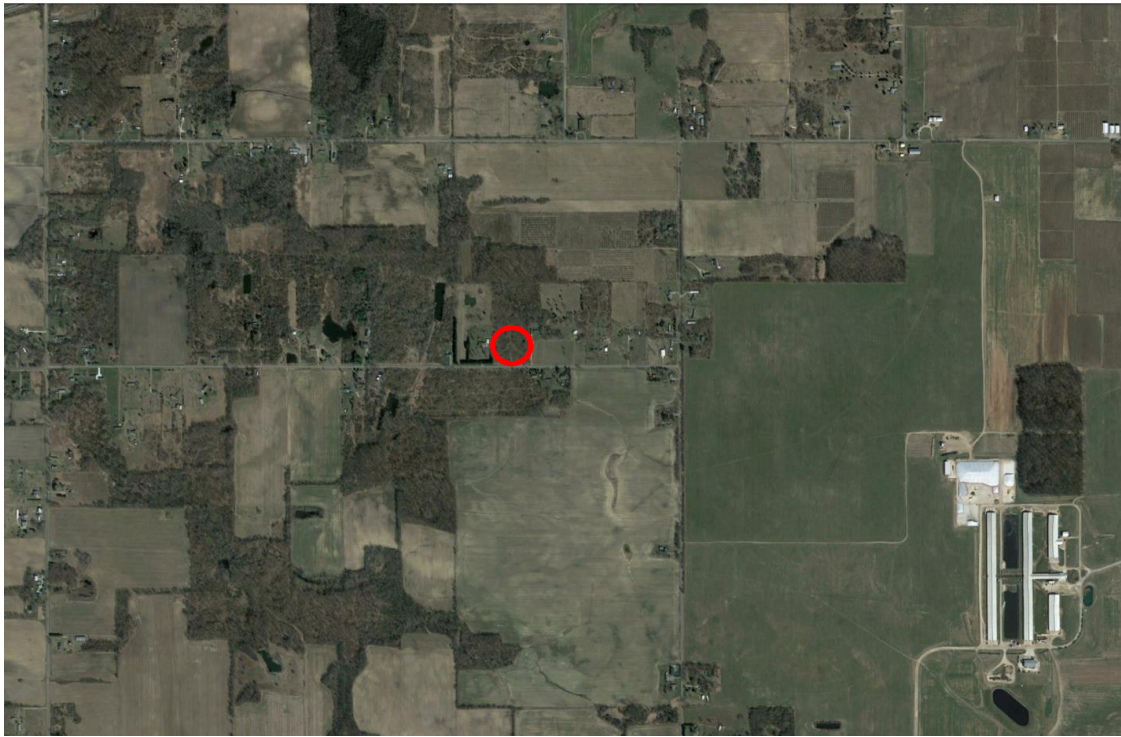
If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed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

Please call me at (630) 227-0202 or email [c.neitzel@trileaf.com](mailto:c.neitzel@trileaf.com) if you need additional information or have any questions. Thank you for your assistance in this regard.

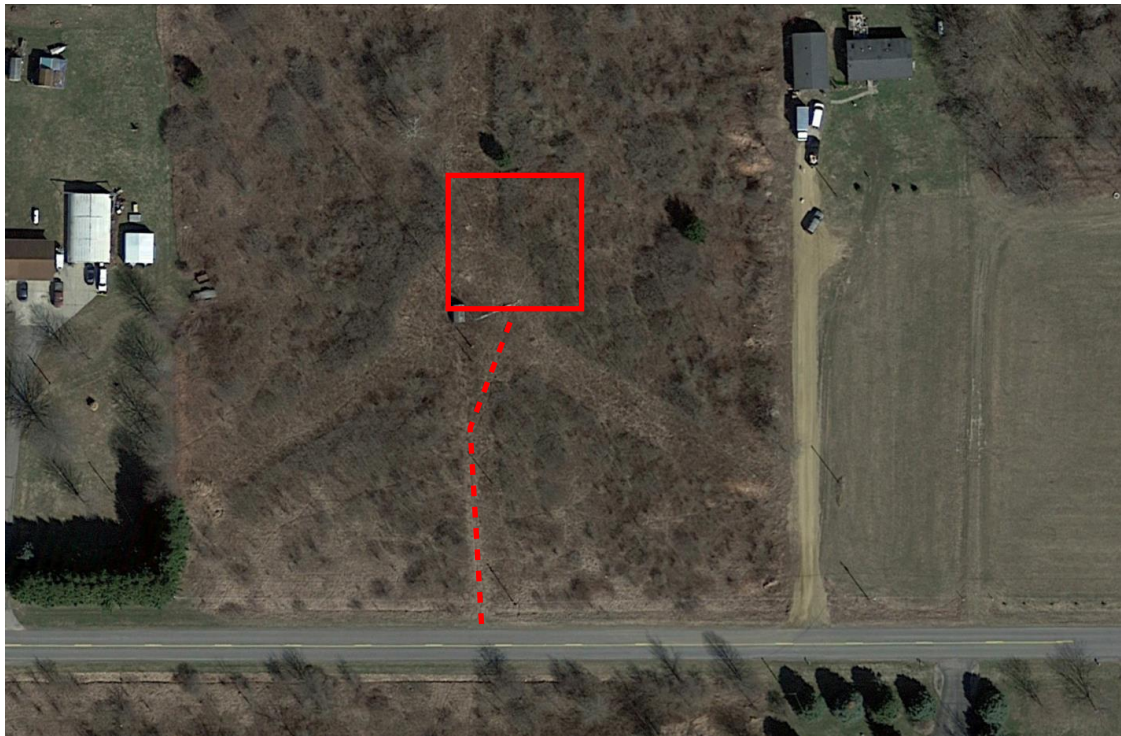
Sincerely,

A handwritten signature in dark ink that reads "Camille Neitzel". The signature is written in a cursive style and is positioned above a horizontal line.

Camille Neitzel  
Senior Project Scientist



Site Location & Surrounding Properties



Site Location



Easement

**Aerial Photographs (2021)**

TVT II LLC – Hartford SW  
68th Ave  
Watervliet, MI 49098



# Hartford Quadrangle, Michigan (2023)

Contour Interval = 10 Feet

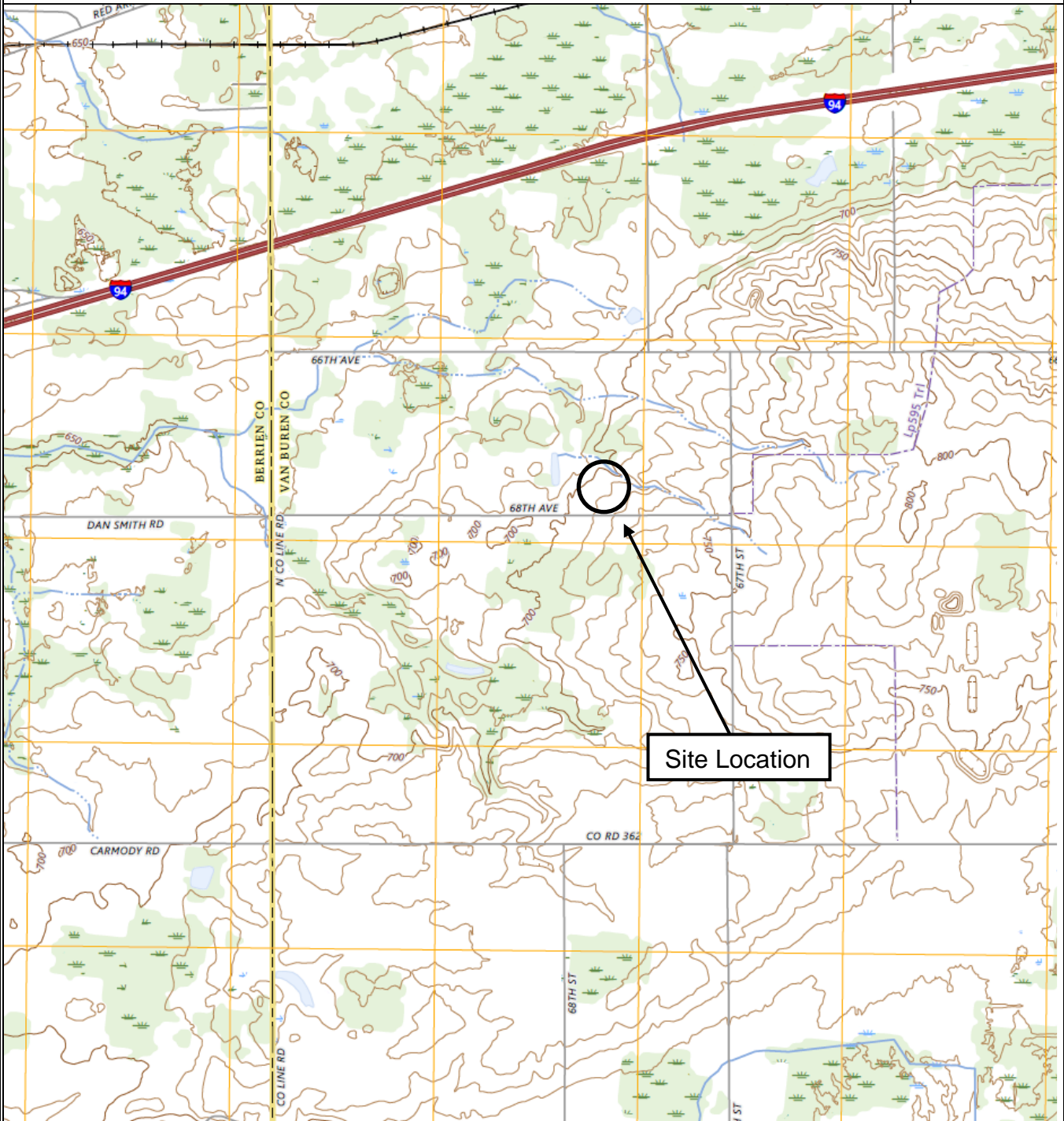
Scale 1 Inch = ~2,000 Feet

Latitude: 42° 10' 20.60" N, Longitude: 86° 12' 10.30" W

Township: T3S Range: R16W Section: S29



North



## Site Vicinity Map

TVT II LLC – Hartford SW

68th Ave

Watervliet, MI 49098





GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN STRATEGIC FUND  
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.  
PRESIDENT

January 30, 2024

CHRISTINE HEACOCK  
DEPUTY FEDERAL PRESERVATION OFFICER  
FCC WIRELESS TELECOMM BUREAU  
45 L STREET NE  
WASHINGTON DC 20554

RE: ER02-261.24.734218 Trileaf Communications Project 734218 TCNS 274661 Hartford SW, 68<sup>th</sup> Avenue,  
Watervliet, Van Buren County (FCC)

Dear Christine Heacock:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the above-cited undertaking at the location noted above. Based on the information provided for our review, it is the opinion of the State Historic Preservation Officer (SHPO) that **no historic properties are affected** within the area of potential effects of this undertaking.

This letter evidence FCC's compliance with 36 CFR § 800.4 "Identification of historic properties," and the fulfillment of FCC's responsibility to notify the SHPO, as a consulting party in the Section 106 process, under 36 CFR § 800.4(d)(1) "No historic properties affected." **If the scope of work changes in any way, or in the unlikely event that human remains or archaeological material are encountered during construction activities related to the above-cited undertaking, work must be halted, and the Michigan SHPO and other appropriate authorities must be contacted immediately.**

We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with Native American Tribes and/or Tribal Historic Preservation Officers (THPO) who may attribute religious and cultural significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii).

The State Historic Preservation Office is not the office of record for these undertakings. You are therefore asked to maintain a copy of this letter with your environmental review record for these undertakings.

If you have any questions, please contact Kathryn Frederick, Archaeologist at 517-855-0082 or by email at [frederickk1@michigan.gov](mailto:frederickk1@michigan.gov). **Please reference our project number in all communication with this office regarding this undertaking.** Thank you for your cooperation. **Please reference our project number in all communication with this office regarding these undertakings.** Thank you for this opportunity to review and comment, and for your cooperation.

Sincerely,

Kathryn Frederick  
Staff Archaeologist

CN:KF

Copy: Camille Neitzel, Trileaf Corporation



300 NORTH WASHINGTON SQUARE • LANSING, MICHIGAN 48913  
[michigan.gov/shpo](http://michigan.gov/shpo) • (517) 335-9840



1. View to north along existing/proposed access/utility easement towards existing/proposed project site from POB at 68<sup>th</sup> Ave.



2. View further to north along existing/proposed access/utility easement towards existing/proposed project site from POB at 68<sup>th</sup> Ave.



3. View to north along existing/proposed access/utility easement towards existing/proposed project site; new lease area will be located to immediate north existing tower base.



4. View to north across proposed lease area from base of existing tower; shovel mark approximate centerpoint of new lease area.



13. Profile view of typical 40-cm diameter shovel test unit at center of proposed lease area (STU 5).



14. View to west along 68<sup>th</sup> Ave. towards proposed project location from east limit of 0.5-mile radius Visual APE.

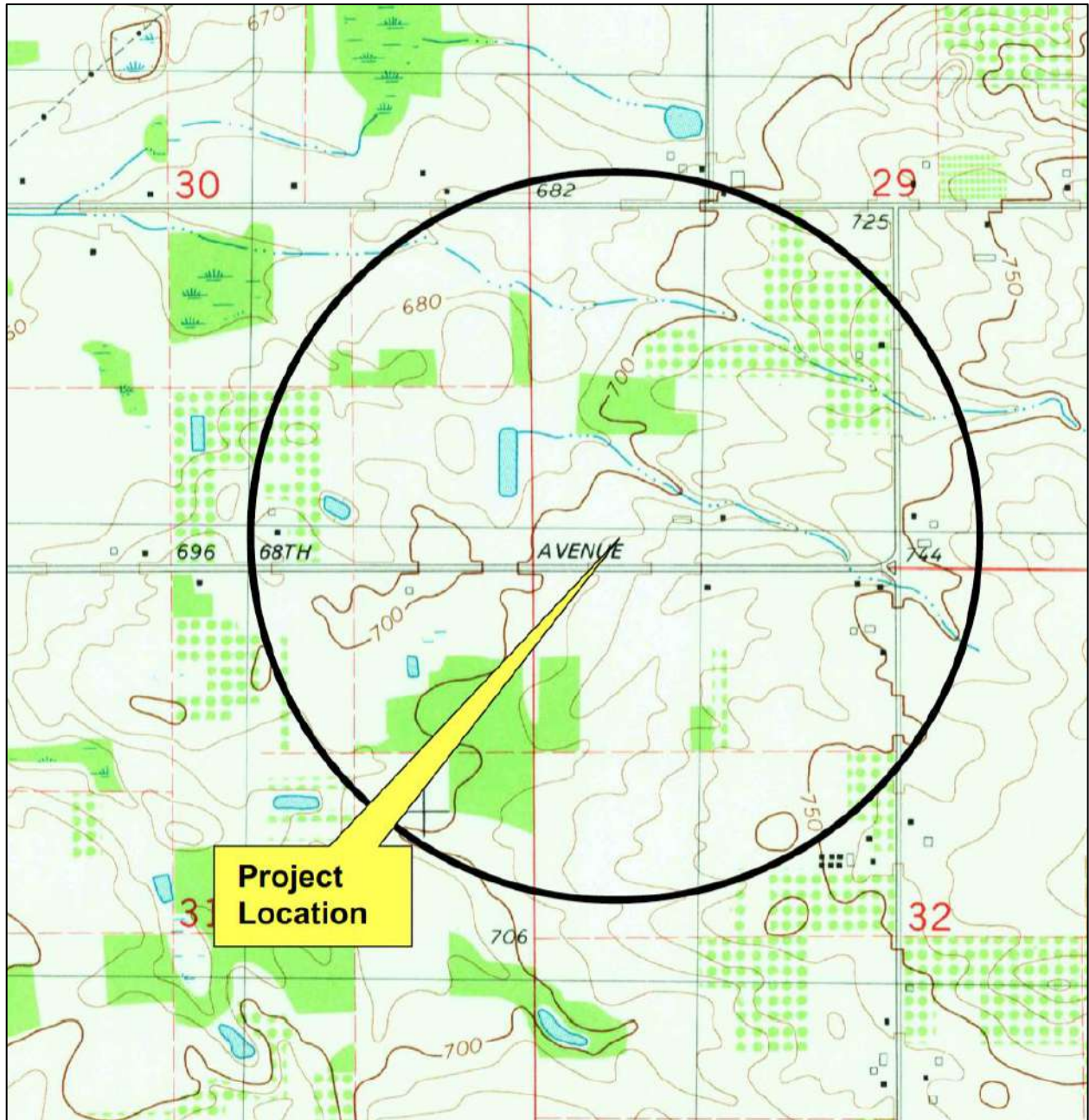


Figure 1. Topographic map with proposed project site location and 0.5-mile radius Visual APE (Hartford, Mich. [USGS 1981]).



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January 22, 2024

**Van Buren County Planning Commission**

219 Paw Paw Street, Suite 305

Paw Paw, MI 49079

Phone: (269) 657-8253

Email: [PlanningCommission@vanburencountymi.gov](mailto:PlanningCommission@vanburencountymi.gov)

**RE: Southern Towers BTS, LP – Bankson Lake / Client# MI-007 – Trileaf Project #738687**

C.R. 652, Marcellus, MI 49067

Van Buren County, Marcellus Quadrangle (USGS)

Latitude: 42° 5' 56.90" N, Longitude: 85° 47' 9.50" W

To Whom It May Concern:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Southern Towers BTS, LP proposes to construct a 195-foot (199-foot-overall) self-support telecommunications tower and associated equipment within a 100-foot by 100-foot (10,000-square-foot) lease area. In addition, a 30-foot-wide access/utility easement is proposed to extend southeast then south from the east side of the tower compound towards 88th avenue. The site is currently an agricultural field and gravel road. 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 [r.ebeling@trileaf.com](mailto:r.ebeling@trileaf.com) if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Rebecca Ebeling  
Project Scientist I

# Marcellus Quadrangle, Michigan (2023)

Contour Interval = 10 Feet

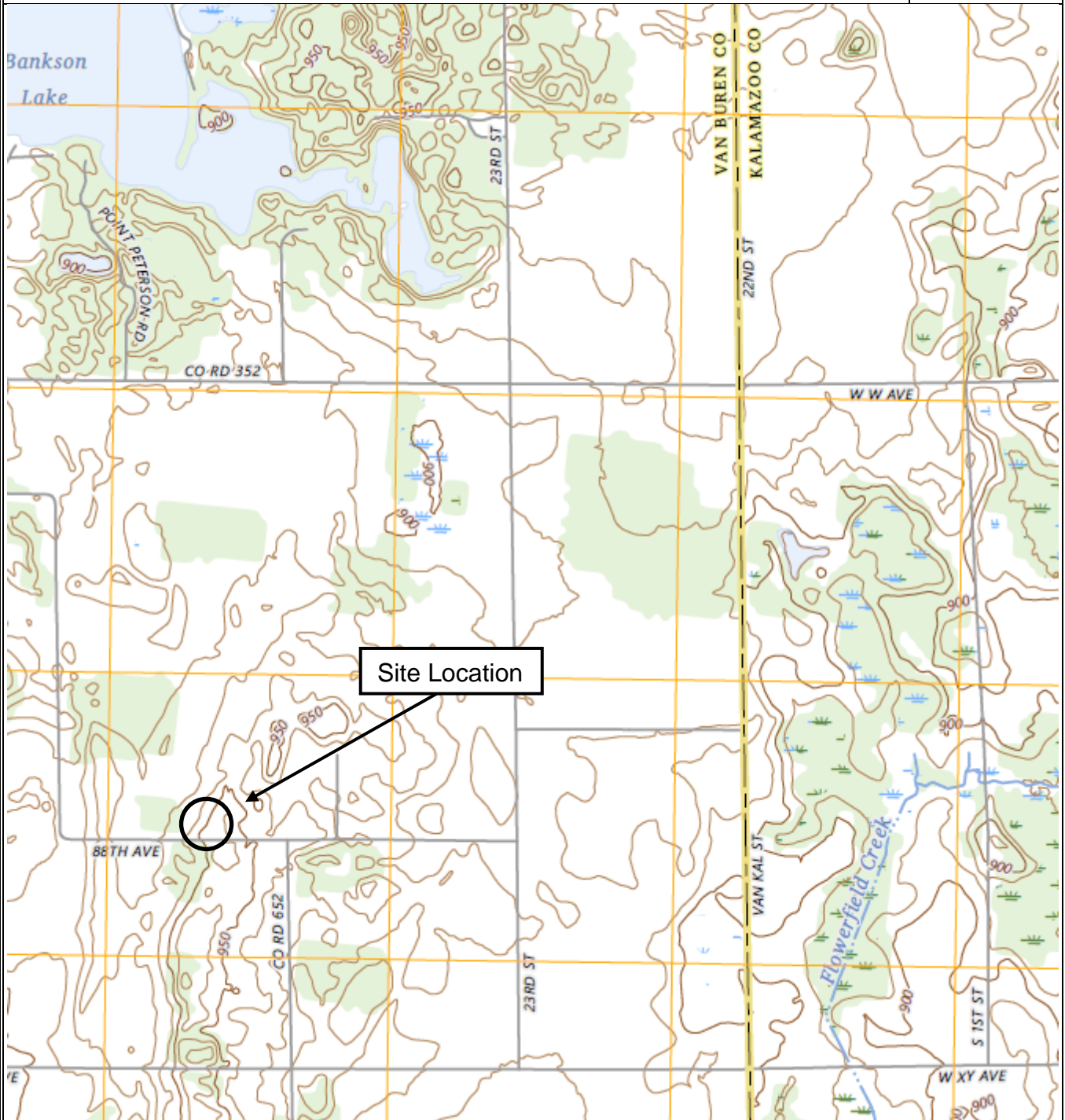
Scale 1 Inch = ~2,000 Feet

Latitude: 42° 5' 56.90" N, Longitude: 85° 47' 9.50" W

Township: T4S Range: R13W Section: S23



North



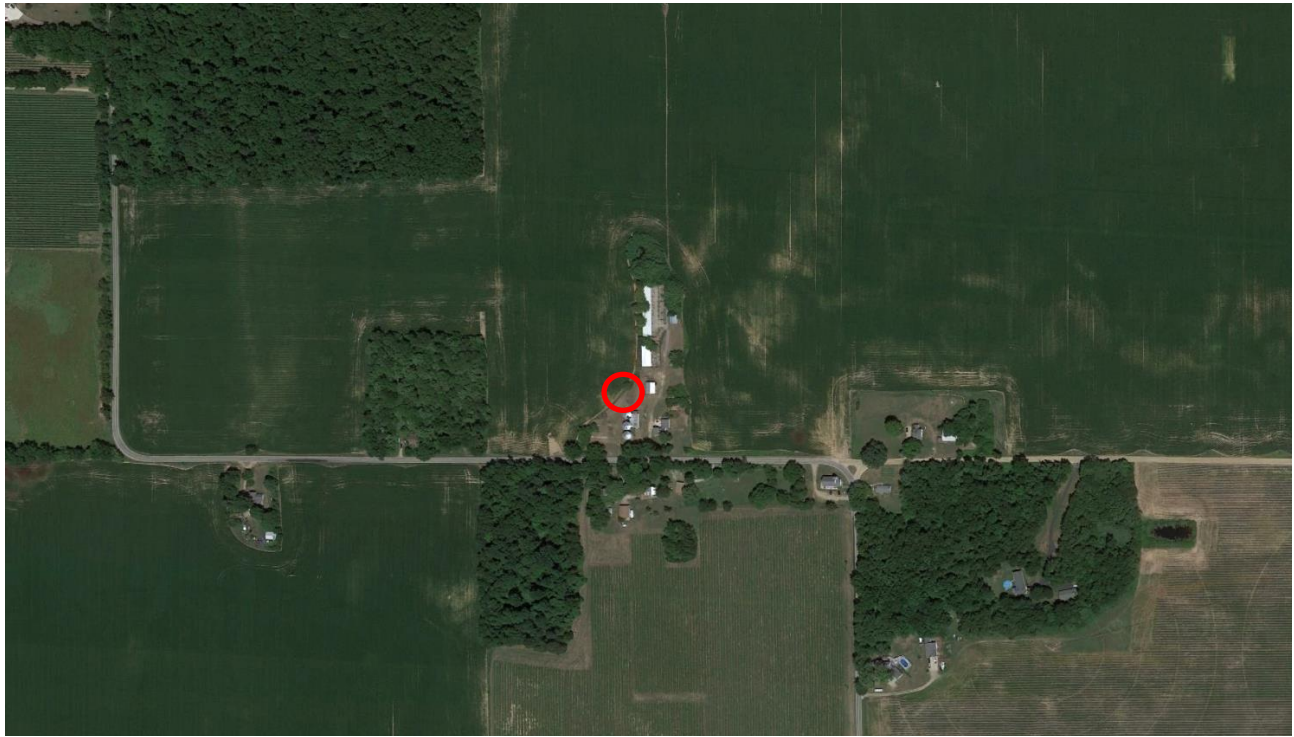
## Site Vicinity Map

Southern Towers, BTS LP – Bankson Lake

C.R. 652

Marcellus, MI 49067





Site Location & Surrounding Properties



Site Location



Easement

**Aerial Photographs (2022)**  
Southern Towers, BTS LP – Bankson Lake  
C.R. 652  
Marcellus, MI 49067





## 1A CERTIFICATION

Southern Towers BTS, LP  
250 Signal Mountain Road, Suite B  
Chattanooga, TN 37405

December 4, 2023

Re: Southern Towers Site  
Numer: MI-007  
Name: "Bankson Lake"  
Located in Porter Township  
Van Buren County, Michigan

MCLLC Job No. 22044.MI-007

I certify that the latitude of 42°05'56.9" (42.099139) and the longitude of 85°47'09.5" (-85.785972) are accurate to within +20 feet horizontally; and that the tower site elevation of 955.00 feet AMSL is accurate to within +3 feet vertically. The horizontal datum (coordinates) is in terms of the North American Datum of 1983 (NAD83) and is expressed as degrees, minutes and seconds. The vertical datum (heights) is in terms of the North American Vertical Datum of 1988 (NAVD88) and is determined to the nearest foot.



---

Patrick L. Hastings  
Professional Surveyor No. 37277

**OWNER INFORMATION:** SHUGARS JAY L, 50333 MEDDOLANE, MARCELLUS, MI 49067

**PARCEL INFORMATION:** **Location:** 88027 CR 652, MARCELLUS, MI 49067  
**Parcel Number:** 80-16-023-011-00; **Estimated Size:** 79.49 ac. (3,462,621 sq ft)  
**School District:** 14050 Marcellus **Jurisdiction:** Porter Township

**TAX & VALUATION INFO:** **Property Tax Class:** 101 Agricultural – Improved; **Principal Residential Exemption:** 60%  
**True Cash Value:** \$506,600; **State Equalized Value:** \$253,300; **Tax Value:** \$141,706





1821 Walden Office Square, Suite 500, Schaumburg, Illinois 60173 - 630.227.0202 - [www.trileaf.com](http://www.trileaf.com)

February 21, 2024

**Van Buren County**

212 E Paw Paw Street

Paw Paw, MI 49079

Phone: (269) 657-8218

Email: [clerk@vanburencountymi.gov](mailto:clerk@vanburencountymi.gov)

RE: **Southern Towers BTS, LP – 2461 17th Avenue / Client #MI-016 – Trileaf Project #740115**  
18868 52 1/2 Street, Grand Junction, Michigan 49056  
Van Buren County, Bangor Quadrangle (USGS)  
Latitude: 42° 21' 1.05" N, Longitude: 86° 3' 27.47" W

To Whom it May Concern:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Southern Towers BTS, LP proposes to construct a 250-foot (260 feet overall) self-support telecommunications tower and associated equipment within a 75-foot-by-75-foot fenced compound within a 75-foot-by-100-foot lease area. A new 30-foot-wide access/utility easement will extend north to perpendicularly join a proposed 12-foot-wide access/utility easement, continue to extend north to an existing gravel driveway, and then extend west to meet 52 1/2 Street. This site is currently grass covered land with sparse trees and an existing driveway. 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.

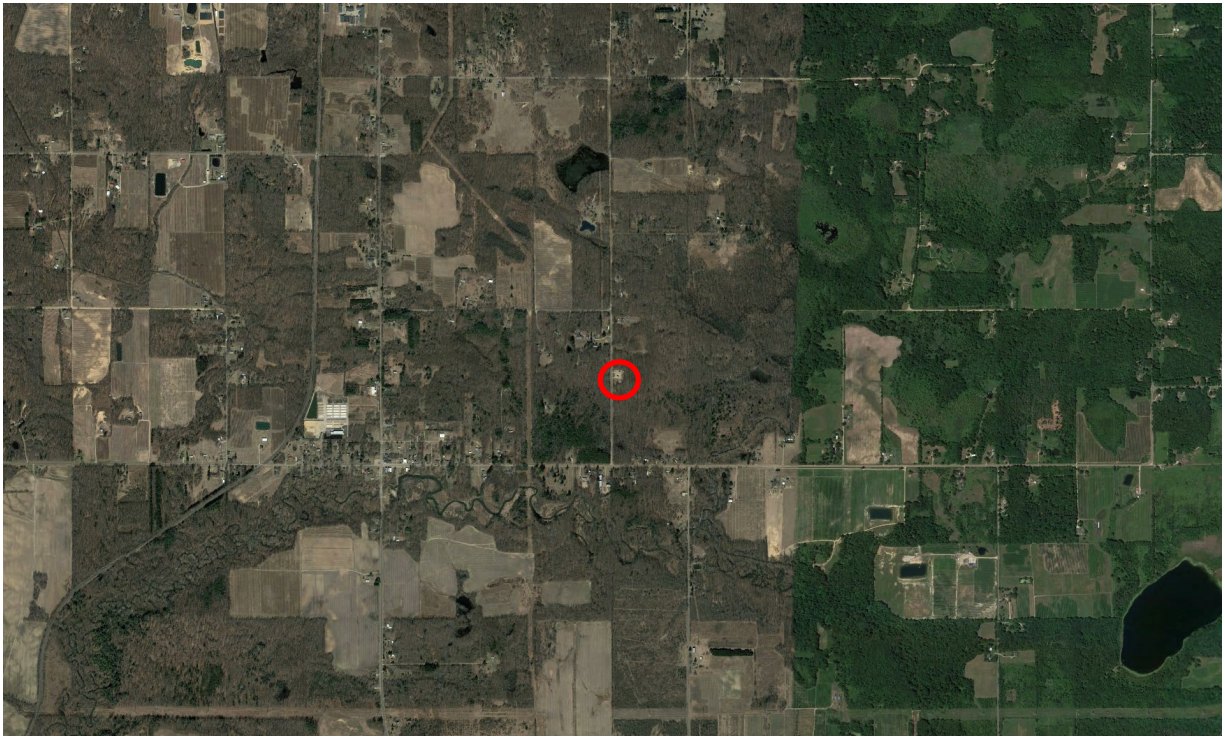
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Please call me at (630) 227-0202 or email [a.grzeskowiak@trileaf.com](mailto:a.grzeskowiak@trileaf.com) if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Alaina de Campos Salles  
Project Scientist II



Site Location & Surrounding Properties



Site Location



Easement

**Aerial Photographs (2021)**  
Southern Towers BTS, LP – 2461 17th Avenue  
18868 52 1/2 Street  
Grand Junction, Michigan 49056



# Bangor Quadrangle, Michigan (2023)

Contour Interval = 10 Feet

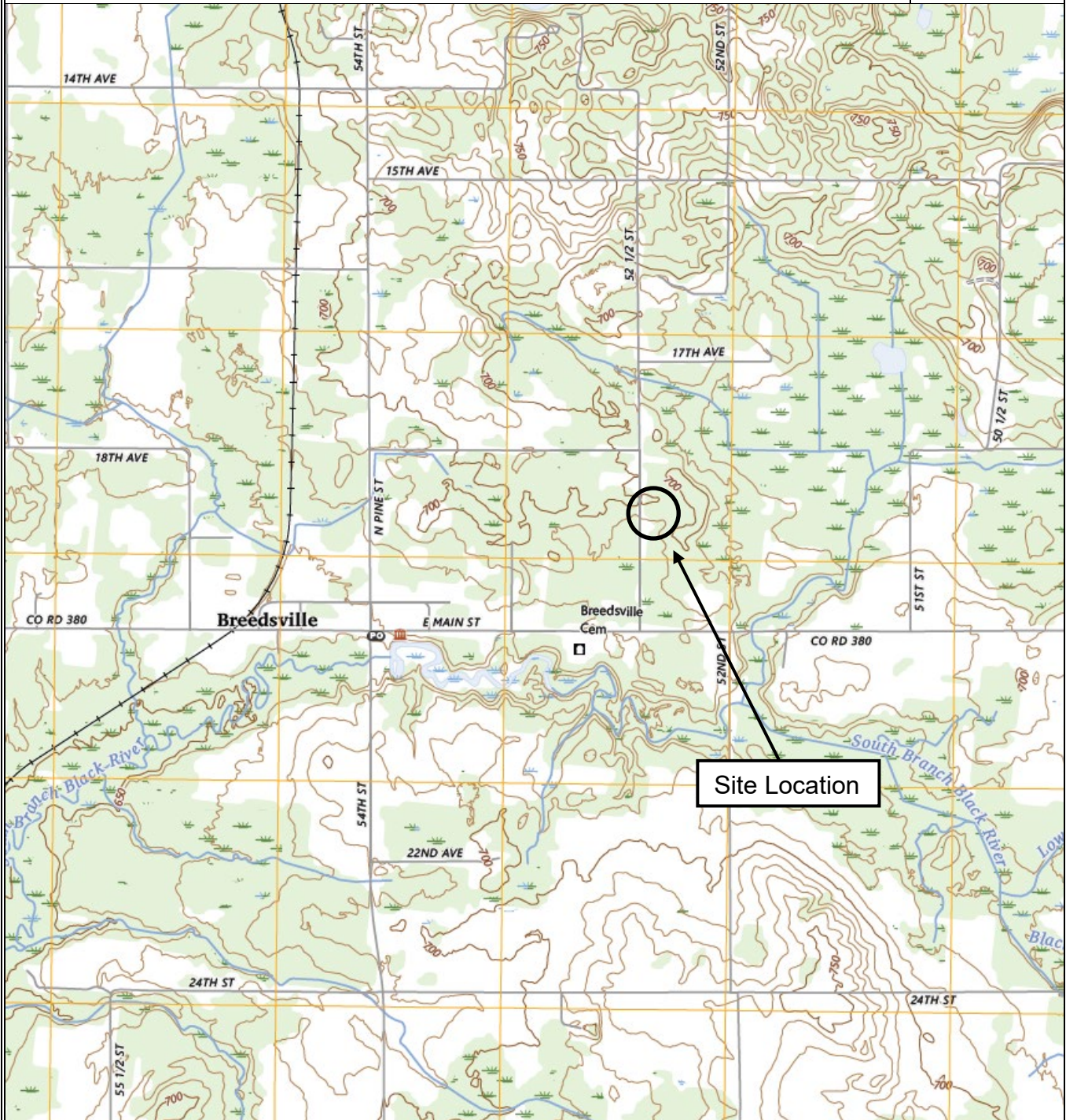
Scale 1 Inch = ~2,000 Feet

Latitude: 42° 21' 1.05" N, Longitude: 86° 3' 27.47" W

Township: T1S Range: R15W Section: S28



North



## Site Vicinity Map

Southern Towers BTS, LP – 2461 17th Avenue

18868 52 1/2 Street

Grand Junction, Michigan 49056



Waverly Township, Van Buren County  
42114 M-43 Hwy  
Paw Paw MI 49079  
269-657-6847 Fax 269-657-1834

January 22, 2024

Van Buren County  
Planning Commission  
219 Paw Paw St  
Paw Paw MI 49079

RE: Notice of Intent to Master Plan Update

Township Board and Planning Commission,

The Waverly Township Planning Commission will be updating its Master Plan. The purpose of this letter is to advise you of this activity and to invite your cooperation, comments, and participation in our process pursuant to Section 39 of the Michigan Planning Enabling Act (Act 33 of 2008), as amended. The Township has fulfilled its statute obligations notifying all the contiguous governments that border the Township pursuant to Section 41(2)a and Section 41(2)d of the Michigan Planning Enabling Act, as amended.

The current Master Plan is on the Waverly Township website and Waverly Township intends to distribute drafts electronically.

Thank you for your interest. If you do have any questions, feel free to contact me 1-800-626-5964 or email [mtsalleghan@frontier.com](mailto:mtsalleghan@frontier.com).

Sincerely,



Tasha Smalley  
Waverly Township  
Zoning Administrator

Received 2/26/24