



VIENNA TOWNSHIP SITE PLAN REVIEW APPLICATION

I. PROPERTY INFORMATION			
Address or Parcel Number:	25-18-23-300-041	Current Zoning:	AG
Legal Description:	Vertical Bridge telecommunications tower with Verizon antennas		
II. APPLICANT INFORMATION			
Name:	The Towers LLC ("Vertical Bridge")	Phone:	909.396.1514
Email:	ababich@pyramidns.com	City:	Boca Raton
State:	FL	Zip:	33487
III. PROPERTY OWNER INFORMATION (if different from applicant)			
Owner Name:	2282 W Wilson Rd	City:	Cllo
State:	MI	Zip:	48420
I hereby affirm that the information provided in this site plan review is accurate to the best of my knowledge, and that all site plan approvals are not subject to any conditions or restrictions. I warrant that the information provided is accurate to the best of my knowledge, and that all site plan approvals are not subject to any conditions or restrictions.			
I, the undersigned, hereby certify that the information provided in this site plan review is accurate to the best of my knowledge, and that all site plan approvals are not subject to any conditions or restrictions.			
Applicant Signature:	<i>[Signature]</i>	Date:	08/15/2025
Owner Signature:	<i>[Signature]</i>	Date:	8-15-25
Owner Name Printed:	Kyle Sheppard	Owner Name Printed:	Kyle Sheppard
Station Account Fee = \$5,000 This amount will be used towards any meeting and site plan fees. Any unused amount will be refunded, required for all new commercial and new residential projects.			
Office Use Only:	Fee Paid:	Date Paid:	8/26/25
Decision:	Approved	Revised:	Conditional
Vienna Township Planning Commission Signature:	Date:	Vienna Township Planning Commission Name Printed:	

*** PLEASE FILL OUT CHECKLIST ON NEXT PAGE ***



VIENNA TOWNSHIP SITE PLAN REVIEW CHECKLIST

The following information shall be accompany all plans submitted for review and must comply with the procedures set forth in Township Ordinance No. 363. This checklist must be filled out prior to submittal. Anything marked No or N/A should be accompanied by a letter explaining why those items are not included in the site plan. The applicant or a representative must be present at the meeting. All site plan approvals are contingent upon all Genesee County Drain Commission, Road Commission, MDOT or any other necessary agency approvals being obtained. The site plan process will take approximately 1 – 2 months and cannot be expedited.

Is the purpose of this site plan Commercial or Residential?	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential
Name & Address of property owner(s) has been provided.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
A drawing shall be submitted including the following information: legal description of the property, site location, gross land area of the development, zoning classification, description of proposed use and location and dimensions of all buildings, easements and right of ways are included on the site plan.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Storm water management plan with detailed engineering calculations in accordance with Genesee County Drain Commissioner's Office Division of Surface Water Management.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Grading and drainage plans submitted showing existing and proposed finished contour of site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Drawing showing surrounding land uses, properties, zoning classification within 300 feet of project site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Applicable Genesee County Drain Commissioner's Office Division of Water and Waste Services standard detail sheets and construction notes.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Drawing showing the location and capacity of private or public water, and sanitary sewer facilities serving the site and storm drainage detail.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Drawing showing the north point, existing elevations at 2 contour intervals, boundary lines, and topography showing natural features.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Drawing showing all streets, driveways, service aisles, and parking areas including the general layout and design of parking lot spaces. Include type of surfacing and all parking calculations.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Drawing showing the distances between structures, lot lines, setback lines, the location of vehicular entrances and loading/unloading points.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Elevation drawings of each building with dimensions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Drawing showing the location, heights, size and number of proposed signs.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Drawing showing the location of dumpster, site lighting and buffer zones.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
In cases of multiple homes or dwellings, drawing must show number of units per acre and square footage of each unit.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Does this site plan have anything that does not meet specs listed in Township Zoning Ordinance? <i>If Yes, please consult with Township Building Dept. prior to submitting application</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
When proposed structure requires a seal by the State of Michigan, site plan shall be sealed by a licensed Michigan architect, engineer or surveyor.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Have all necessary agencies (i.e. Genesee County Road Commission, Water & Waste, Drain Commissioner, MDOT, EGLE, etc.) been contacted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Items to Submit

Completed site plan review application and fees	3 physical copies of the site plan drawings to an appropriate scale	1 electronic pdf copy of the site plan drawings
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Agencies to Contact	Phone	Website	Agency	Phone	Website
Genesee Co. Water & Waste	810-732-7870	https://www.gcdcwms.com/	Genesee Co. Road Com.	810-767-4920	https://gcr.com
Genesee Co. Drain Commissioner	810-732-1590	http://www.gcdswm.com/default.htm	MDOT	810-653-7470 ext. 300	
Genesee Co. Health Dept.	810-257-3603	https://www.gchd.us	EGLE	517-284-6651	https://www.michigan.gov/egle/

Building permits cannot be issued prior to site plan approval and all necessary agency approvals being obtained