



PYRAMID NETWORK SERVICES, LLC

TELECOMMUNICATIONS CONSTRUCTION SERVICES AND CONSULTING
5845 Widewaters Parkway Suite 100, East Syracuse, NY 13057
<https://www.pyramidns.com/>

January 23, 2026

Mr. Richard Polmanteer, Planning Commission Chairperson
Vienna Charter Township
3400 West Vienna Road
Clio, MI 48420

RE: The Towers, LLC (“Vertical Bridge”) Response to ROWE’s 09/25/2025 Site Plan Review of Proposed Telecommunications Tower at 2304 West Wilson Road

Dear Mr. Polmanteer,

Please find below ROWE’s review comments as well as our responses to them in **blue**. This letter is intended to respond to requests therein for additional information and should be considered a supplement to the original Zoning Application.

Planning Comments

Site Plan Information

Sec 602.1.C – All site plans shall bear the seal of a licensed design professional (architect, engineering, surveyor, or landscape architect). The site plan is not signed or sealed by Scott Fisher, Midwestern Consulting

- **The site plan is now signed and sealed by Scott Fisher, Midwestern Consulting**

Sec 602.1.G – Zoning district and land use of adjacent parcels. The site plan is designated with incorrect zoning. Please confirm the zoning of the parcel with a recent rezoning application at the Township.

- **The site plan has been updated to the correct zoning. To clarify, the parcel was recently rezoned to AR and the approved and signed meeting minutes dated February 24th, 2025, are attached hereto. **NOTE:** According to the latest zoning map, the ‘AR’ is now designated as R-1A Agricultural & One-Family Residential which is reflected in the revised site plan attached hereto.**

Sec 602.1.H – The dimensions of all property lines showing the relationship of the property to abutting properties and building within 100 feet. On Sheet 2 of 5 there is a missing property line.

- **All property line setbacks are now included in the revised site plan attached hereto.**



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Sec 602.1.I – The location of all existing and proposed structures on the subject property, including the actual setback of all structures to be retained or constructed. The measurements are to the fence of the equipment compound, please verify. The site plan indicates that there is a house on the property, but only part of it is shown as opposed to the other accessory structures. Does the applicant intend to demolish the house?

- All distances shown are from tower center to nearest property line or building corner. A note confirming this was added on Sheet 1. No, the applicant doesn't intend to demolish the house, and the revised site plan showing the entire outline of the house is attached hereto.

Sec 602.1.J – A preliminary grading plan in detail sufficient enough to determine whether or not extensive grading of the site is proposed and to enable the building height to be determined. Spot grades are sufficient but should include locations near the major corners of buildings. First floor elevations and rooftop elevations should be indicated, if the proposed building height is to be within 5 feet of the maximum height limit and the grade is not constant, the average grade along each major building face shall be provided. Please explain how drainage is going to occur with the proposed new driveway. Is the culvert county engineer approved? The improvements appear to be located in the right of way.

- The applicant is no longer proposing a new driveway but instead using the existing driveway for ingress & egress and widening the existing drive where needed to be a minimum width of 12'. Additionally, per the drainage narrative note on Sheet 4, the existing site drainage patterns will be maintained with all site runoff directed via overland flow in the direction that they flow currently. Culverts are shown as required to maintain these existing patterns.

Sec 602.1.K – An inventory of existing vegetation on the site and portrayal of any significant alterations. Several trees appear to conflict with the proposed driveway and culvert location. Please indicate this existing vegetation to be removed.

- The applicant is no longer proposing a new driveway but instead using the existing driveway for ingress & egress and widening the existing drive where needed to be a minimum width of 12'

Sec 602.1.O – An indication of basic drainage patterns, existing and proposed, and including any structures, retention basins, and fencing proposed. Is there a cross section of the culvert area and is there a need for a County right of way permit to install culvert and driveway in the apron of W. Wilson Rd.?

- The applicant is no longer proposing a new driveway but instead using the existing driveway for ingress & egress and widening the existing drive where needed to be a minimum width of 12'



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Sec 602.1.W – Designated fire lanes. Not provided.

- We did not find any designated fire lane requirements in the ordinance; therefore, we didn't include any. However, we asked Vienna Township what they preferred and they confirmed that the designated fire lanes are subject to review by the Township Fire Chief. The applicant will work with the township/fire department to add whatever is necessary regarding fire lanes.

Sec 602.1.Z – The location, intensity, height, and orientation of all lighting. Note 4 – Sheet 3 of 5 states; "Tower light(s) may be required by the current regulations of the Federal Aviation Administration." Please verify if a light is required, if not remove the comment. Elsewhere in the submittal it states no lighting on the tower is required.

- Tower lights are not required. As requested, the comment in Note #4 Sheet 3 has been removed.

Sec 602.1.AA – A summary of all necessary permits required for the development and their current status, including permits required by Genesee County, the State of Michigan, and other relevant agencies. Please verify if a Right of way disruption permit is required? Related to culvert and new driveway entrance adjacent to two additional entrances.

- The applicant is no longer proposing a new driveway but instead using the existing driveway for ingress & egress and widening the existing drive where needed to be a minimum width of 12'.

Zoning Compliance

Section 502 – Section 502 Accessory Buildings and Structures – Do the proposed accessory buildings or structures comply with the standards of this section? The height of the tower is contingent upon it meeting the setbacks for the property it is in, which is defined as equal to the height of the tower. With the current location of the tower, the maximum height is 160 feet, while the proposed tower is 199 feet tall. The monopole structure is proposed as galvanized tapered steel grey finish to blend with Michigan sky.

- The applicant has moved the proposed tower location to meet the new setback requirements (height of tower) and is now 200' or more off of all property lines.

Section 504 – Access Management – Does the proposed use comply with the access management standards set forth in this section. Recommended to contact Genesee County Road Commission for necessary or required permitting. Note in application stating MDOT does not require a permit but does the County Road Commission?

- The applicant is no longer proposing a new driveway but instead using the existing driveway for ingress & egress and widening the existing drive where needed to be a minimum width of 12'. Also, to clarify, when the applicant confirmed that an MDOT



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permit isn't required, the applicant is referencing the tall structure permit agency "Office of Aeronautics"

Section 507 – Exterior Lighting – Do the proposed lighting fixtures, including intensity, design, and placement on the photometric plan comply with these standards? – All lighting outdoor shall be downward facing and shielded so the surface of the source of the light shall not be visible from all adjacent properties and public right of way.

- A note has been added that all outdoor lighting shall be downward facing. The two, low wattage (21W) under the equipment canopy will include the standard shielding from the manufacturer.

Section 511.1-4 – Supplementary Environmental Regulations – Do any of the proposed construction activities or installations trigger the state laws set forth in this section? If so, has the applicant submitted the permit applications and, if applicable, provided the Zoning Administrator with maps indicating these impacted areas? Construction of the culverts will require review and permitting by the Genesee County Drain Commissioner. Other impacts triggering these codes or permits, such as if a Soil Erosion and Sedimentation Control (SESC) permit is required, are subject to review by the Township Engineer.

- The applicant is no longer proposing a new driveway but instead using the existing driveway for ingress & egress and widening the existing drive where needed to be a minimum width of 12'. Regarding SESC, the proposed project is not disturbing more than one (1) acre and is not within 500' of a lake, stream, or body of water, so the project should not require a SESC permit.

Section 309 – Standards for Telecommunication Towers – We have made the following comments per the use standards table under Section 309:

A. Tower shall be located centrally on a continuous parcel having a dimension of at least equal to the height of the tower measured from the center of the base of the tower to all points of each property line. Please clarify where the measurements are being calculated from, the fence or from the center of the base of the tower to all points.

- All distances shown are from the tower center to the nearest property line or building corner. A note has also been added to Sheet 1.

Section 402.3 – Ingress and Egress - The Planning Commission shall regulate and determine the places of ingress and egress so that traffic on the streets and highways in the township shall be controlled, regulated and coordinated and to require the installation and maintenance of suitable barriers to ensure the safety of passing pedestrians, in order to provide for the greatest possible public safety and welfare. Such necessary directional signs and controls as are required by the township shall be established and maintained by the owner or lessee of the parking lot.



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The Planning Commission may require the joining of parking lots in adjacent parcels in order to reduce the number of curb cuts onto a public street and to facilitate movement between sites.

The applicant proposes a separate driveway that is directly adjacent to the Wilson Road trailhead to the west and the residence at 2304 W. Wilson Road to the east. The Planning Commission may require the joining of parking lots in adjacent parcels in order to reduce the number of curb cuts onto a public street and to facilitate movement between sites. We do note, however, that regular visitation to this site is likely infrequent and controlled. Information from the applicant on how regular intervals maintenance will take place will help verify this.

- **The applicant is no longer proposing a new driveway but instead using the existing driveway for ingress & egress and widening the existing drive where needed to be a minimum width of 12'. Additionally, maintenance personnel using van type service vehicles enter and exit the site approx. 2-4 times per month. Please refer to General Note #9 on Sheet 3.**

Section 402.6 – Construction, Maintenance, Screening, and Landscaping. Does the design of the parking area and its landscaping meet the requirements of this section and of Section 1302?

Except for single-family residences, the entire parking area, including parking spaces and maneuvering lanes required under this section, shall be provided with asphalt or concrete surface in accordance with specifications approved by the township engineer. Gravel parking areas shall be allowed only in rear of industrial zoned properties.

B. The parking area shall be surfaced within one year of the date the permit is issued. Time extensions due to earth settlement problems may be approved by the Board of Appeals.

- **Per ROWE's Site Plan Information Requirements Table, Parking is N/A as no parking is required or proposed. We confirm that there's no public parking area. The parking area is strictly for general maintenance personnel using van type service when vehicles enter and exit the site approx. 2-4 times per month.**

Section 1300.3.A (1)-(3) – General Landscaping – requirements set forth in this section shall apply where landscaping is required under this ordinance, and no site plan shall be approved unless said site plan shows landscaping consistent with the provisions of this section.

Furthermore, where landscaping is required, a zoning permit for new construction or expansion shall not be issued until the required landscape plan is submitted and approved, unless provisions set forth in this section have been met or a performance bond has been posted. The applicant proposes on-site landscaping of narrow evergreen trees that surround the towers and mechanical equipment. It appears that the standards for the landscaping are being met.

- **The applicant agrees that the standards for the landscaping have been met. However, the applicant is requesting a Waiver on this requirement. As shown on the Site Plan, there's plenty of existing trees, vegetation, and structures on the property and surrounding the**



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property. To the north, there is a large field with no nearby residents. To the east, there are some trees, a shed, and a large barn. To the south, there are some trees and the nearest public right-of-way (W Wilson Road). The tower is setback 410 feet from W Wilson Rd. To the west, there are numerous existing trees and vegetation. We do not feel that a landscape plan will provide any necessary additional screening.

Section 1300.3.A.(4) – General Landscaping – the Planning Commission may increase, reduce, or waive the requirements outlined herein for general landscaping, or for landscaping in greenbelt areas, on berms, or as part of a screen, provided that any such adjustment is in keeping with the intent of the ordinance, and more specifically, with the intent of the Article. The Planning Commission may increase, reduce, or waive the requirements outlined herein for general landscaping, or for landscaping in greenbelt areas, on berms, or as part of a screen, provided that any such adjustment is in keeping with the intent of the ordinance, and more specifically, with the intent of the Article.

- The applicant is currently proposing landscaping to meet the requirement. However, the applicant is requesting a Waiver on this requirement. As shown on the Site Plan, there's plenty of existing trees, vegetation, and structures on the property and surrounding the property. To the north, there is a large field with no nearby residents. To the east, there are some trees, a shed, and a large barn. To the south, there are some trees and the nearest public right-of-way (W Wilson Road). The tower is setback 410 feet from W Wilson Rd. To the west, there are numerous existing trees and vegetation. We do not feel that a landscape plan will provide any necessary additional screening.

Section 1300.3.E – Evergreen Screening – Do the proposed evergreen screening trees comply with these requirements to form a visual barrier to grow at least five (5) feet above ground level? 44 five foot tall Thuja Occidentalis Mission Arborvitae as a buffer around the fenced leased area. Replacement trees in greenbelt area along the road should be included in the landscape plan as it appears three trees may be removed for the driveway. Arborvitae to be five foot tall at time of planting.

The Planning Commission may waive the requirement to comply with this standard if they find that the existing trees are sufficient.

- The applicant is no longer proposing a new driveway but instead using the existing driveway for ingress & egress and widening the existing drive where needed to be a minimum width of 12'. By utilizing the existing driveway, the applicant will no longer be removing any trees.



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Section 1301.1 – Plant Material Spacing – Do the proposed plant materials comply with the maximum spacing and staggering requirements of this Section? Narrow evergreens shall be planted not more than 3 feet on centers

- **The applicant added a note to Sheet 3 of 5 that the evergreens shall be planted not more than 3 feet on centers.**

Section 1305 Fences – A permit to be issued by the Zoning Administrator shall be obtained prior to installation or erection of any fence within the corporate limits of the Vienna Township. Application shall be made upon a form provided and shall require such information as may be required by the Zoning Administrator. All applications for a permit shall be accompanied by a filing fee as established by township board resolution.

- **The applicant will apply for a fence permit with the appropriate issuing body prior to installation or erection of any fence within the corporate limits of Vienna Township.**

Section 1305.4 – Fences, Material Specifications – No person shall erect or cause to be erected a fence which is: (1) Made with or upon which is fixed barbed wire. (2) Has any protective spike, nail, or sharp pointed object. (3) Charged with electric current. The current proposal uses barbed wire around the top of the fence. It is also unclear if the barbed wire is angled inward or outward.

- **The applicant will apply for a fence permit with the appropriate issuing body prior to installation or erection of any fence within the corporate limits of Vienna Township.**

Should you have any questions, please contact Austin Babich with Pyramid Network Services, LLC at (989) 395-1518 or ababich@pyramidns.com. Thank you for your time.

Sincerely,

Austin Babich, as agent for The Towers, LLC (“Vertical Bridge”)

Project Manager

Phone: (989) 395-1518

ababich@pyramidns.com



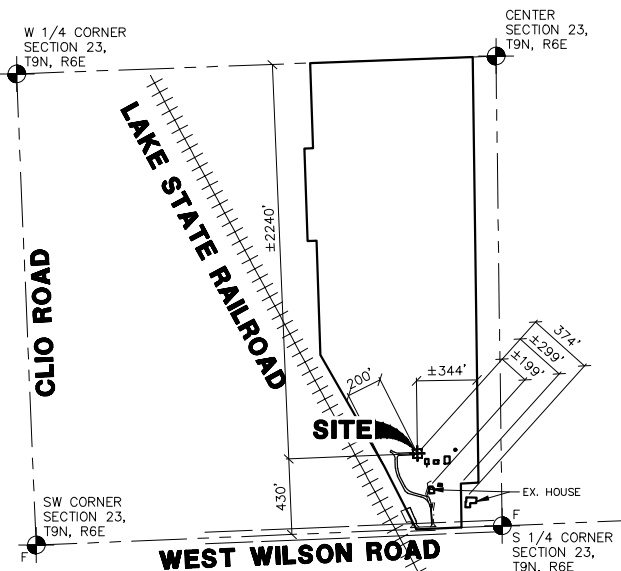


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Schedule A Revised Site Plan

R:\21044\US-MI-5407 (VZW 1305A)\ACAD\21044-MI-5407-SPT.dwg, 1/26/2026 11:14 AM, Scott G. Fisher, SPT, MCLLC PDF, pc3
Copyright © 2024, Midwestern Consulting LLC. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting LLC.



OVERALL PARCEL SKETCH

SCALE: 1"=500'

NOTE: ALL DISTANCES SHOWN ARE FROM TOWER CENTER TO NEAREST PROPERTY LINE OR BUILDING CORNER.

LEGAL DESCRIPTION OF OVERALL PARCEL

(Taken from Title Commitment)

All that tract or parcel of land located in the Township of Vienna, County of Genesee, State of Michigan, being more particularly described as follows:

Part of the Southwest 1/4 of Section 23, T9N, R6E, Vienna Township, Genesee County, Michigan, described as: Beginning at a point on the South line of said Section that is South 89°20'32" West, 232.00 feet from the South 1/4 corner of said Section; thence continuing along said South line South 89°20'32" West, 256.00 feet to the Easterly line of the Consumers Power Company right-of-way line; thence North 25°09'28" West along said Easterly right-of-way line 400.00 feet; thence continuing along said right-of-way line North 28°07'36" West, 731.55 feet; thence North 00°17'45" West, 649.72 feet; thence South 89°42'15" West, 50.00 feet; thence North 00°17'45" West, 525.00 feet; thence North 89°42'15" East, 50.00 feet; thence North 00°17'45" West, 485.00 feet; thence North 89°35'25" East along the East-West 1/4 line of said Section as occupied, 924.23 feet; thence South 00°57'40" West parallel to the North-South 1/4 line of said Section as occupied, 2419.77 feet; thence South 89°20'32" West, 100.00 feet; thence South 00°57'40" West, 250.00 feet to point of beginning.

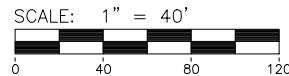
This being a portion of the same property conveyed to Kyle Sheppard, a single man from Estate of Leo Richard Jenkins, by Jill Lee Moore-Jenkins, Personal Representative as to Parcel 1 and Trust Agreement of Leo R. Jenkins and Sally L. Jenkins, dated December 13, 2001, to Jill L. Moore-Jenkins, Trustee as to Parcel 2 in a warranty deed dated March 28, 2023 and recorded May 4, 2023 as instrument 202305040030976 in Genesee County, Michigan.

LEGEND

736	EXIST. CONTOUR
736	PROP. CONTOUR
×736.2	EXIST. SPOT ELEVATION
736.20x	PROP. SPOT ELEVATION
—○— U.P.	EXIST. UTILITY POLE
⊠	ELEC. TRANSFORMER
—OH—	EXIST. OVERHEAD UTILITY LINE
—T—	EXIST. TELEPHONE LINE
—E—	EXIST. ELECTRIC LINE
—G—	EXIST. GAS LINE
—G—	EXIST. GATE VALVE IN WELL CULVERT
⊠	SIGN
⊠	GAS METER
⊠	GAS LINE MARKER
⊠	FIBER OPTIC MARKER
⊠	POST
—	FENCE
—	GUARDRAIL
—	SINGLE TREE
—	TREE OR BRUSH LIMIT
⊠	SECTION CORNER
⊠	FOUND IRON PIPE
⊠	CONTROL PT.

TREE LEGEND

⊠	BO	BOX ELDER
⊠	E	ELM
⊠	M	MAPLE
⊠	W	WALNUT



PROPERTY INFORMATION

TAX PARCEL: #18-23-300-041

OWNER: KYLE SHEPPARD
2282 WEST WILSON ROAD
CLIO, MICHIGAN 48420

CELL SITE ADDRESS:
WEST WILSON ROAD
CLIO, MICHIGAN 48420



VICINITY SKETCH

SCALE: 1"=2000'

LOCATION

LATITUDE 43° 09' 50.6"

LONGITUDE 83° 43' 34.8"

GROUND ELEV. @ TOWER BASE = 732.80

LEGAL DESCRIPTION OF LEASE PARCEL

Commencing at the South 1/4 corner of Section 23, T9N, R6E, Vienna Township, Genesee County, Michigan; thence S 89°20'32" W 393.00 feet along the south line of said Section 23 (also being the centerline of West Wilson Road, 66 feet wide); thence N 00°39'28" W 100.00 feet; thence N 17°39'28" W 80.00 feet; thence N 72°39'28" W 124.00 feet; thence N 25°06'04" W 126.52 feet; thence N 00°39'28" W 100.00 feet; thence N 89°20'32" E 85.00 feet to the POINT OF BEGINNING.

thence N 00°39'28" W 37.50 feet;
thence N 89°20'32" E 75.00 feet;
thence S 00°39'28" E 75.00 feet;
thence S 89°20'32" W 75.00 feet;
thence N 00°39'28" W 37.50 feet to the POINT OF BEGINNING; being a part of the Southwest 1/4 of Section 23, T9N, R6E, Vienna Township, Genesee County, Michigan; containing 5,625 square feet, or 0.129 acres of land, more or less; and subject to easements and restrictions of record, if any;

Together with a 30 foot wide easement for ingress, egress and public utilities, the centerline of said easement is described as follows:

Commencing at the South 1/4 corner of Section 23, T9N, R6E, Vienna Township, Genesee County, Michigan; thence S 89°20'32" W 393.00 feet along the south line of said Section 23 (also being the centerline of West Wilson Road, 66 feet wide) to the POINT OF BEGINNING:

thence N 00°39'28" W 100.00 feet;
thence N 17°39'28" W 80.00 feet;
thence N 72°39'28" W 124.00 feet;
thence N 25°06'04" W 126.52 feet;
thence N 00°39'28" W 100.00 feet;
thence N 55°39'28" W 40.00 feet;
thence S 55°39'28" E 40.00 feet;
thence N 89°20'32" E 85.00 feet to the POINT OF ENDING; being part of the Southwest 1/4 of Section 23, T9N, R6E, Vienna Township, Genesee County, Michigan; except any part taken, deeded or used for public road purposes; subject to easements and restrictions of record, if any.

And together with a 12 foot wide easement for utilities, the centerline of said easement is described as follows:

Commencing at the South 1/4 corner of Section 23, T9N, R6E, Vienna Township, Genesee County, Michigan; thence S 89°20'32" W 393.00 feet along the south line of said Section 23 (also being the centerline of West Wilson Road, 66 feet wide); thence N 00°39'28" W 100.00 feet; thence N 17°39'28" W 80.00 feet; thence N 72°39'28" W 124.00 feet to the POINT OF BEGINNING:

thence S 20°20'32" W 13.00 feet;
thence S 24°39'28" E 221.87 feet to said south line of Section 23 and the POINT OF ENDING; being part of the Southwest 1/4 of Section 23, T9N, R6E, Vienna Township, Genesee County, Michigan; except any part taken, deeded or used for public road purposes; subject to easements and restrictions of record, if any.

NOTES

- Bearings are based on Warranty Deed recorded in Instrument 202305040030976, Genesee County Records
- This site is not located in a flood area per Flood Insurance Rate Map number 26049C0061D, effective date September 25, 2009.
- This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 10-11-2024.

BENCH MARK

Top of nail in wood post with guard rail located ±18' west of the proposed drive, and ±110' north of West Wilson Road.
Elevation: 737.93 (NAVD 88 Datum)

PREPARED BY:
MIDWESTERN CONSULTING, L.L.C.

SCOTT G. FISHER P.E. #58473



VB SITE #US-MI-5407
VZW SITE #1305
CLIO & BINGHAM
VIENNA TOWNSHIP
GENESEE COUNTY
MICHIGAN

REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE
1. REV. TOWER TYPE AND PER. TWP. REVIEW	06/09/25	11/25/25							
2. MOVE TOWER AND LEASE PARCEL									

JOB No.	21044-MI-5407
DATE:	11/26/24
CADD:	BLF
ENG:	SGF
PM:	SGF
TECH:	KMW
FILE:	21044-MI-5407-SPT
FB#:	552.9

SITE SURVEY,
GENERAL
INFORMATION

1

SHEET 1 OF 5



ZONED: MH (CITY OF CLIO) —
(MOBILE HOME PARK)
LAND USE: MOBILE HOME RESIDENTIAL
MASTER PLAN: MOBILE HOME PARK

ZONED: RSA —
(ONE FAMILY RESIDENTIAL)
LAND USE: VACANT
MASTER PLAN: MULTIPLE
FAMILY RESIDENTIAL

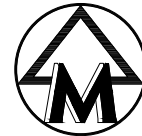
ZONED: R-1A
(AGRICULTURAL AND
ONE-FAMILY RESIDENTIAL)
LAND USE: AGRICULTURAL
MASTER PLAN: MULTIPLE
FAMILY RESIDENTIAL

ZONED: RM
(MULTIPLE FAMILY RESIDENTIAL)
LAND USE: RESIDENTIAL/AGRICULTURAL
MASTER PLAN: MULTIPLE FAMILY RESIDENTIAL

ZONED: RU-1
(ONE FAMILY RESIDENTIAL)
LAND USE: RESIDENTIAL
MASTER PLAN: SINGLE FAMILY RESIDENTIAL

ZONED: RSA
(ONE FAMILY RESIDENTIAL)
LAND USE: RESIDENTIAL
MASTER PLAN: SINGLE FAMILY RESIDENTIAL

ZONED: RU-1
(ONE FAMILY RESIDENTIAL)
LAND USE: RESIDENTIAL
MASTER PLAN: SINGLE FAMILY RESIDENTIAL



SCALE: 1" = 200'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 200, 400, and 600.



Know what's **below**.
Call before you dig.

NOTE:

ALL DISTANCES SHOWN ARE FROM TOWER CENTER
TO NEAREST PROPERTY LINE OR BUILDING CORNER.

M I D W E S T E R N



3815 Plaza Drive
Ann Arbor, Michigan 48108
(734) 995-0200
www.midwesternconsulting.com
Land Development • Land Survey
Institutional • Municipal
Wireless Communications
Transportation • Landfill Services

**VB SITE *US-MI-5407
VZW SITE #1305
"CLIO & BINGHAM"**

VIENNA TOWNSHIP
GENESEE COUNTY
MICHIGAN

JOB No. 21044-MI-5407	REV. DATE 08/09/25
	1. ADD SHEET

DATE: 08/09/25	
1. ADD SHEET	08/09/25
2. MOVE TOWER AND LEASE PARCEL	11/25/25

DATE: 05/05/20	
CADD: BLF	

ENG: SGF	

PM: SCF	
TECH: KMW	

FILE: 21044_MI-5407-SP2	

FB#: 552J9		

VICINITY PLAN

2

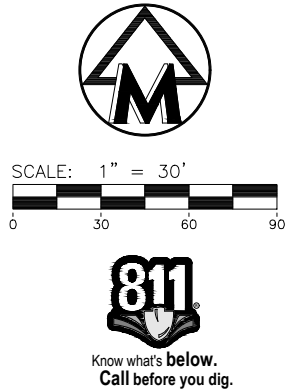
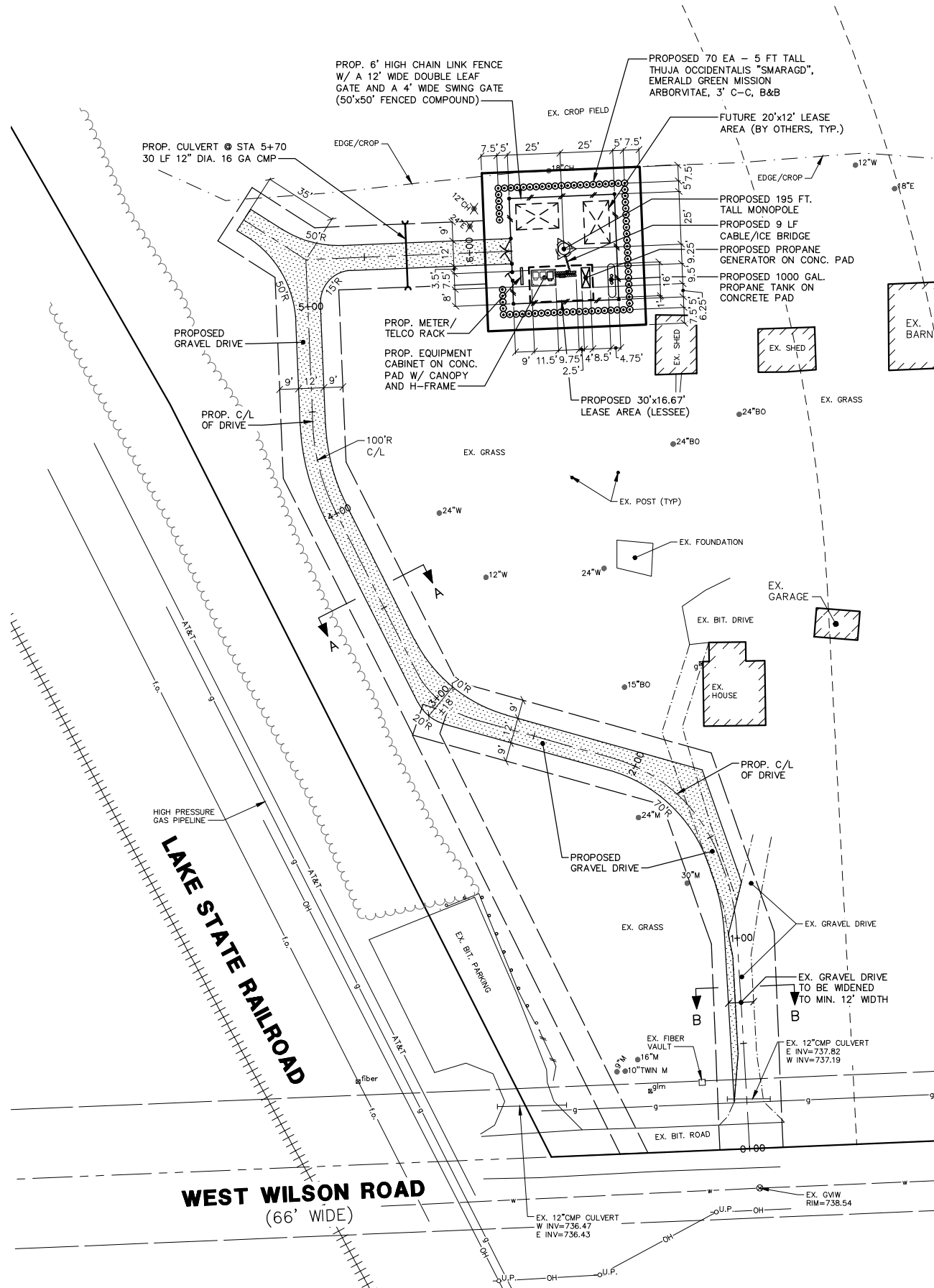
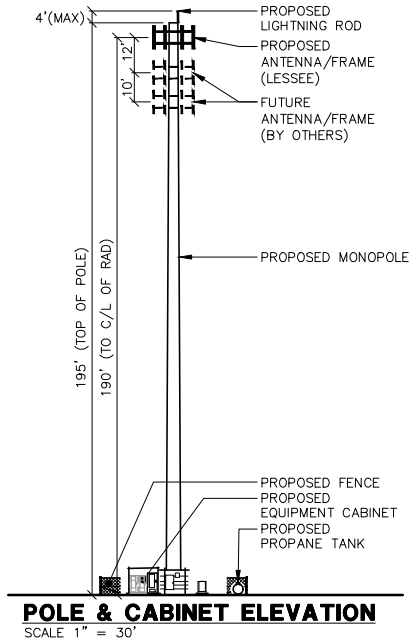
verticalbridge
APPLICANTS:
ECO-SITE, LLC
dba VERTICAL BRIDGE
750 PARK OF COMMERCE DR.
SUITE 200
BOCA RATON, FL 33487

verizon
CELLCO PARTNERSHIP
dba VERIZON WIRELESS
24242 NORTHWESTERN HWY.
SOUTHFIELD, MI 48075
(248) 915-3000

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GENERAL NOTES:

- All site work construction shall be in accordance with the current standards and specifications of Vienna Township and the Genesee County Road Commission, where applicable.
- The proposed equipment cabinet is to be a computerized, unmanned, telephone exchange structure. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
- The proposed equipment cabinet is to have security systems monitored 24 hours per day. The cabinet will also be constructed with bullet resistant materials.
- There are two, low wattage (21W), LED lights proposed as part of this project. The lights are mounted to the canopy support posts, under the canopy opposite from the equipment cabinet and pointed downwards towards the equipment cabinet. Lights shall be connected to a technician operated on/off switch with a timer with a one-hour maximum lit duration.
- There are no signs proposed for this project except for:
 - Emergency contact information purposes and FCC "call" sign placed on equipment cabinet door;
 - FCC registration number located on fence gate.
- The cellular antenna and equipment cabinet will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land uses.
- There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
- Tower shall be equipped with an anti-climbing device.
- Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
- All areas disturbed by the construction of the tower and cabinet and driveway shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having jurisdiction.
- All areas inside of and to 1'-0" outside of the fenced area shall be covered with 3" of crushed limestone placed over "Tympar" landscape fabric.
- Ingress and egress by Lessee's personnel to the site shall be via a proposed gravel drive from Wilson Road.
- The proposed drive shall consist of 3" of MDOT Class 23A crushed limestone aggregate over 10" of 1"x3" crushed concrete or slag over compacted subgrade. The subgrade shall be stripped free of all topsoil and organic material prior to placing aggregate base. Where poor subgrade soils are encountered, a woven geotextile fabric (Mirafi 500X or approved equal) shall be placed so that it is a minimum of 2 ft. wider and longer than the drive which is to be constructed over the poor soils.



LEGEND

- | | |
|---------------------|------------------------------|
| U.P. | EXIST. UTILITY POLE |
| OH | ELEC. TRANSFORMER |
| t | EXIST. OVERHEAD UTILITY LINE |
| e | EXIST. TELEPHONE LINE |
| g | EXIST. ELECTRIC LINE |
| g | EXIST. GAS LINE |
| g | EXIST. GATE VALVE IN WELL |
| CULVERT | CULVERT |
| Sign | SIGN |
| g/m | GAS METER |
| g/m | GAS LINE MARKER |
| g/m | FIBER OPTIC MARKER |
| POST | POST |
| POST | POST TO BE REMOVED |
| FENCE | FENCE |
| GUARDRAIL | GUARDRAIL |
| SINGLE TREE | SINGLE TREE |
| SINGLE TREE | SINGLE TREE TO BE REMOVED |
| TREE OR BRUSH LIMIT | TREE OR BRUSH LIMIT |
| SECTION CORNER | SECTION CORNER |
| FOUND IRON PIPE | FOUND IRON PIPE |
| CONTROL PT. | CONTROL PT. |

TREE LEGEND

- | | |
|----|-----------|
| BO | BOX ELDER |
| CH | CHERRY |
| E | ELM |
| M | MAPLE |
| W | WALNUT |

APPLICANTS:
ECO-SITE, LLC
960 VERTICAL BRIDGE
DRIVE
SUITE 200
BOCA RATON, FL 33487

verticalbridge

verizon

MIDWESTERN
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Institutional • Municipal
Wireless Communications
Transportation • Landfill Services

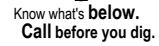
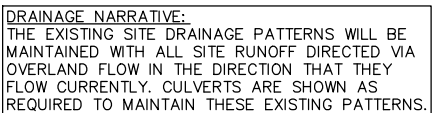
VB SITE #US-MI-5407
VZW SITE #1305
CLIO & BINGHAM
VIENNA TOWNSHIP
GENESEE COUNTY
MICHIGAN

REVISIONS:	REV. DATE	REV. TOWER TYPE AND PER. TWP. REVIEW	REV. TOWER AND LEASE PARCEL
1.	08/09/25		
2.	11/25/25		

JOB No.	21044-MI-5407
DATE:	11/26/24
CADD:	BLF
ENG:	SGF
PM:	SGF
TECH:	KWW
FILE:	21044-MI-5407-SP2
FB#:	55219

SITE PLAN
DETAIL

3



SHEET 4 OF 5



PYRAMID NETWORK SERVICES, LLC

TELECOMMUNICATIONS CONSTRUCTION SERVICES AND CONSULTING
5845 Widewaters Parkway Suite 100, East Syracuse, NY 13057
<https://www.pyramidns.com/>

Schedule B **Approved & Signed Meeting Minutes of Zoning District Rezoning**

VIENNA TOWNSHIP PLANNING COMMISSION

Monday, February 24th, 2025

Roll Call: **Present:** Bronson, Johnson, McDowell, Polmanteer, Thompson, White, Zinn
Absent: None

Additionally Present: Jennifer Wohlfeill, Recording Secretary
Samantha Merchant, Recording Secretary
Roy Seary, Applicant
Kyle Sheppard, Applicant
Wendy Sheppard
Dave Sheppard
Kay Sheppard
Laurie Lawson
Lisa Turner
Bill Turner
Kevin Lawson
Randy Malciszewski
Cyndie Malciszewski
Ady Barkmon
Jill Jenkins
Phil & Jaylene Bechtel
Gilbert Lozano

Previous Minutes: Moved by Polmanteer and supported by Thompson to approve the minutes from the previous meeting, January 29th.

All in favor

Additions/Changes: None

Communications: None

Public Comment: None

New Business:

1. Election of Officers

Moved by Thompson, supported by Zinn, to elect Richard Polmanteer Chairperson for the 2025 year.

**Roll Call Vote, Yes: All
Motion Carries**

Moved by Johnson, supported by Polmanteer to elect Mike Zinn as Co-Chairperson for the 2025 year.

**Roll Call Vote, Yes: All
Motion Carries**

Moved by Thompson, supported by Zinn, to elect Mary Johnson as Secretary for the 2025 year.

**Roll Call Vote, Yes: All
Motion Carries**

2. 2304 W Wilson- Rezone request from RM to AR

Public comment:

Wendy Sheppard – not opposed

Jaylene Bechtel – not opposed

Jill Jenkins – not opposed

Laurie Lawson – not opposed, did inquire on the intent of the request

Tom – not opposed, also inquired on the future of the property

Kyle Sheppard is representing the request as the homeowner, McDowell asked the concern for the way it's zoned currently. Sheppard went over agricultural uses he would like the option to utilize the land for. The Right to Farm act is discussed in conjunction with what his plans are and whether it would be protected. He'd like the future ability to build a barn to store equipment without a permit, have a silo without height restrictions, continue having a farm stand, among other traditional farm activities.

Sheppard questions why it was ever zoned RM to begin with? McDowell states that any answer would be strictly speculation, as no one from the Planning Commission was around at that point.

Thompson inquires on the gray area answers that Sheppard received from the state when looking into the Right to Farm. He responded that it was building permit requirements, height restrictions, and marketing his goods via roadside stand.

The Planning Commission discusses zoning more, whether certain parcels could be rezoned legally, why certain areas may have been changed in the past, etc.

Bronson verifies for clarity that the township isn't stopping Sheppard from doing anything he'd like to do with the property currently. Sheppard states that's correct, he's actively farming the land with the plan to continue, he's strictly trying to protect his livelihood.

McDowell would like to see if Matthew Bierlein comes up with anything that may not be covered by the Right to Farm Act regarding what Sheppard would like to do, and if so, they could revisit the issue.

Moved by Thompson, supported by Bronson, to postpone until they receive information back from the state and accessors office to show what rights he has with the properties current zoning.

**Roll Call Vote, Yes: All
Motion Carries**

3. 2160 W Wilson – Rezone request from RM to AR

Roy Seary is the property owner and here to represent the request. The farm has been in the family for 100 years and will become a Centennial Farm in 2026, he doesn't want that to change. Seary felt that it was spot zoned when it was changed and he was never notified. He would like the property to stay AR to ward off any potential change to the rules in the future.

Seary speaks to the concern for solar panels. He has no intention of adding Solar panels, he doesn't care for the noise or sight pollution they bring.

Thompson thanks him for speaking to the solar panels, that is a concern of many people currently. She also confirms the Planning Commission as well as the Board support farms and farming and we want to see them do well.

Moved by Thompson, supported by White, to postpone the rezone request until next month's regular meeting, with the same request for more information regarding the Right to Farm Act vs. the rezone.

**Roll Call Vote, Yes: All
Motion Carries**

4. 18-23-400-003 – Rezone request from RM to AR

Wendy Sheppard is co-owner of this parcel with Roy Seary, and is also requesting the request to protect the future of the farm and livelihood.

Moved by Thompson, supported by Zinn, to postpone the rezone request until next month's regular meeting, with the same request for more information regarding the Right to Farm Act vs. the rezone.

**Roll Call Vote, Yes: All
Motion Carries**

Old Business: None

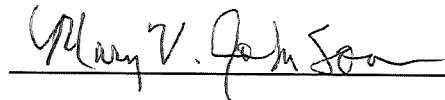
Adjournment: Moved by Polmanteer and supported by Zinn, McDowell adjourned.

Recorded by Jennifer Wohlfeill, Building Administrator



Marty McDowell

Chairperson



Mary V. Johnson

Secretary