September 28, 2026

Tallmadge Charter Township Planning Commission
O-1451 Leonard Street NW
Grand Rapids, MI 49534

RE: Site Selection Report
Special Use Application for a Wireless Communications Facility
Applicants: Horvath Towers VI, LLC and Cellco Partnership d/b/a Verizon Wireless
Site Location: 13113 24th Avenue, Marne, MI 49435 (Parcel No. 70-10-09-400-032)
Site Name: Lincoln Street (HV1768)

Dear Commissioners:

This report is provided to explain the site development process used by the Applicants to identify the site selected for the new wireless communications facility proposed in the accompanying application.

Verizon Wireless and Horvath Towers VI

Site Development Process

Step 1: Problem Identification. Verizon Wireless radio frequency engineers identified a significant service gap in Verizon's wireless network in the area near Lincoln Street and 24th Avenue in Marne, Ottawa County, Michigan. The cell sites surrounding the gap area have become saturated with increasing voice and data traffic, and Verizon has determined that it must add another wireless communications facility in order to remedy the gap. As a result, customers using their devices in and around the gap area experience diminished call quality, slow and unreliable data transmission speeds, dropped calls and blocked calls. The service gap has existed for several years.

Step 2: Search Area. To guide the site development team's task of identifying a suitable location for a new wireless communications facility, Verizon Wireless radio frequency engineers identified the geographic area in which the antenna site must be located in order to close the gap and issued a map (called a Search Area) identifying that area. A tower placed, or antennas co-located on a structure, outside of the Search Area will not resolve the service gap in this area. The Search Area proved difficult to develop: most of the landowners contacted in the original area either declined to lease or did not respond to the site acquisition agent, and the Search Area was expanded to a larger area as a result.

Verizon's radio frequency engineer has determined that the proposed tower must be 170 feet tall in order to allow Verizon to install its equipment at a centerline of 165 feet. Given the topography of the

area and the size of the area that must be reached, a lower tower height would not remedy the service gap.

Step 3: Co-location Review. The site development team first reviewed the Search Area for a suitable tall structure for co-location. There are no existing towers within the Search Area on which Verizon could co-locate its equipment to resolve the service gap.

A tower and antenna inventory prepared for the Lincoln Street area, re-verified on June 15, 2026, identifies only one FCC-registered tower within three miles of the proposed site: a 170-foot tower registered to Cellco Partnership (Verizon) under FCC ASR No. 1252325, located at 3186 Lake Michigan Drive in Grand Rapids, approximately 2.38 miles south-southwest. Verizon already occupies that structure, and it is one of the saturated surrounding sites that gives rise to the service gap; co-locating additional equipment there would not resolve the gap. There is no structure hosting any carrier's equipment within two miles of the proposed site in any direction.

Further, the site acquisition agent conducted a visual inspection of the Search Area and did not identify any existing structures suitable for co-location, including water towers, radio or television towers, tall buildings, signs, steeples or flag poles. The surrounding land is rural agricultural and rural residential with no significant vertical development.

Because there were no suitable co-location candidates within the Search Area, the site acquisition agent began pursuing rawland tower construction. Consistent with Section 3.35(e)(3) of the Zoning Ordinance, the proposed monopole is designed to accommodate the Applicants' equipment and that of at least two additional service providers, so that future carriers can be served from this structure rather than from additional new towers in the area.

Step 4: Review of the Area's Zoning Classification. Once the site development team determined that there are no available existing tall structures which are technically feasible and suitable for co-location, the team next reviewed Section 3.35 of the Tallmadge Charter Township Zoning Ordinance, governing wireless communications facilities, to identify parcels located within the Search Area that might be suitable from a land use perspective to host an antenna site.

Section 3.35(e)(2)(A) states the Township's strong preference for monopoles in the C-1, C-2 and I-1 districts, and requires an applicant seeking approval elsewhere to demonstrate why a location in one of the preferred districts is not feasible or will not satisfy the need. There are no C-1, C-2 or I-1 parcels within the Search Area; the Search Area is entirely rural agricultural and rural residential in character. A site in a preferred district would therefore lie outside the Search Area and could not close the service gap.

Within the A, RP, R-1, R-2, R-4 and L districts, Section 3.35(e)(2)(B) establishes a priority order for site locations: municipally owned sites; other governmentally owned sites; religious or other institutional sites; public parks and other large permanent open space areas; public or private school sites; and then other sites. The site development team reviewed the Search Area against that priority order and identified no municipally or governmentally owned parcel, institutional site, park or open space, or school site within the Search Area that was both available and suitable for tower placement. The site acquisition agent accordingly pursued the remaining category of sites.

The subject parcel is zoned A-1, Agricultural District. The adjoining parcels to the north, south and west are also zoned A-1, and the parcel to the east, across 24th Avenue, is zoned RP, Rural Preserve. A wireless communications facility is not permitted by right in the A-1 district; it requires Special Use approval following a public hearing. The Ordinance limits the height of a wireless communications support structure to 175 feet. Under Section 3.35(e)(23), a monopole must meet the same lot line setbacks as main buildings in the district in which it is located — in A-1, 75 feet front, 20 feet side and 50 feet rear — while all other support structure types must be set back at least the full height of the structure from any lot line unless a registered professional engineer certifies a shorter fall zone. Because a setback equal to the full 175-foot height could not be achieved on the parcels available within the Search Area, the Applicants elected a monopole design and, in addition, obtained an engineered fall zone certification.

Applying those standards, the site acquisition agent removed from consideration any parcel too small to accommodate the equipment compound, the access drive and the applicable setbacks. The subject parcel contains no mapped wetlands and is not located within a FEMA-designated floodplain.

Step 5: Preliminary Inspection and Assessment of Suitable Parcels. Once suitable parcels are identified, the site development team performs a preliminary inspection. The purpose of the preliminary inspection is: (1) to confirm the availability of sufficient land space for the proposed facility; (2) to identify a specific location for the facility on the parcel; (3) to identify any recognized environmental conditions that would disqualify the parcel from consideration; (4) to identify any construction issues that would disqualify the candidate; and, (5) to assess the potential impact of the facility on neighboring properties.

The site acquisition agent attempted to contact the owners of the parcels in and around the Search Area that appeared capable of hosting the facility. The landowners listed below either did not respond to communication from the site acquisition agent, declined to lease space for tower placement, or were carried as a candidate that ultimately did not proceed.

Parcel No.	Property Address	Landowner(s)	Result
70-10-10-300-010	12897 24th Avenue	Gale & Christine Klein	No response to the site acquisition agent.
70-10-10-300-011	12854 24th Avenue	Daniel L. Bolthouse	No response to the site acquisition agent.
70-10-09-400-0207	13001 24th Avenue	Douglas & Jane Bouwman	No response to the site acquisition agent.
70-10-16-200-050	3865 Leonard Street	Tracy Terpstra	Declined. The landowner responded that they were no longer interested, citing the proximity of the proposed facility to neighboring properties.
70-10-15-100-062	2334 Lincoln Street	Daniel & Nicole Huber	Carried as Candidate A from June through August 2025 on a parcel zoned Rural Preserve. The candidate did not proceed to lease, and the search area was subsequently expanded.

Step 6: Candidate Evaluation and Selection. After the preliminary site assessments are performed, the site development team typically ranks the candidates based on compliance with zoning regulations, the availability of ground space, topography, applicable environmental conditions, construction feasibility, and the potential impact of the facility on neighboring properties. The aim is to locate the tower in the least intrusive available location. After taking the steps discussed above, the Applicants' agents identified the site parcel — 13113 24th Avenue, owned by Bryan L. and Tammy S. Geurink — as the most suitable location reasonably available for tower placement.

The proposed 100-foot by 100-foot lease area is located behind an existing barn on a rural farm property, set well back from 24th Avenue. The tower center line is approximately 443.8 feet from the apparent right-of-way and approximately 196.4 feet, 145.3 feet and 33.5 feet from the apparent property lines — in each case exceeding the front, rear and side setbacks that the Ordinance applies to a monopole in the A-1 district. In addition, a Michigan-licensed professional engineer has certified, in a fall zone letter dated June 26, 2026, that the tower will be designed to stay within a 0-foot fall radius in accordance with the TIA-222-H standard and the currently adopted International Building Code, using the 106 mph three-second gust wind speed specified for Ottawa County. No setback variance is required.

The facility is also well removed from existing residences. The nearest residential structure, the landowner's own home, is approximately 306.5 feet from the tower center line, and the nearest

neighboring residence is approximately 439.2 feet away. Access is short and uses infrastructure already on the property: approximately 152 feet of new access road branching from the existing private driveway off 24th Avenue, routed along the south side of the barn at the landowner's request so that the barn can be expanded northward in the future. Because access is taken from a private drive rather than the county road, the Ottawa County Road Commission confirmed on August 24, 2026 that no driveway permit is required. Utilities are close at hand, with an existing overhead transformer approximately 275 feet east of the lease area and a telco pedestal approximately 365 feet northeast.

Site work is limited to mild to moderate grading to direct storm water north and away from the existing house and barn, consistent with grading the landowner has already performed, and the possible removal of one or two mature evergreen trees along the access route. The equipment compound will be enclosed by six-foot security fencing with anti-climbing devices in accordance with Section 3.35(e)(16), and will be screened by a landscaped buffer of evergreen trees in accordance with Section 3.35(e)(15).

Step 7: Leasing and Due Diligence. Once a suitable candidate was selected, lease negotiations were commenced and site due diligence steps were performed, as described below.

Leasehold Due Diligence:

- An Option and Land Lease Agreement was negotiated and executed with Bryan L. and Tammy S. Geurink in April 2026, and a Memorandum of Lease and Memorandum of Option were executed on April 28, 2026 and recorded in Ottawa County.
- A title search was obtained on April 8, 2026 and a title examination completed on April 9, 2026, to ensure that there are no limitations on the landowners' capacity to lease and to address any title issues. The existing mortgage of record was identified and addressed.
- A site survey was obtained to identify the location of parcel features, boundaries, easements and other encumbrances revealed by the title search.
- Review of environmental conditions. The property contains no mapped wetlands, is not within a FEMA-designated floodplain, and no recognized environmental conditions were observed on the subject site or on the adjoining sites.

Engineering Due Diligence:

- Utility access identified.
- Grounding plan designed.
- Geotechnical soil analysis performed to determine foundation requirements.

- Foundations designed to meet the Michigan Building Code lateral and subjacent support requirements and the TIA-222-H structural standard.
- A certified fall zone letter obtained from a State of Michigan licensed and registered professional engineer, as required by Section 3.35(f)(1)(I) and (e)(23).
- Site plan developed and carried to 90% construction drawings.
- Confirmation obtained from the Ottawa County Road Commission that no driveway permit is required, and storm water and soil erosion thresholds reviewed with the Ottawa County Water Resources Commissioner's Office.

Federal Regulatory Due Diligence:

- Federal Aviation Administration ("FAA"). An application was filed on July 28, 2026 and a determination issued on August 3, 2026. A local airport determination was completed on August 15, 2026. The nearest airport, Riverview Airport, is approximately five miles southeast of the site.
- Federal Communications Commission ("FCC"). An AM regulatory compliance study was completed on July 28, 2026, and an Antenna Structure Registration application was filed on August 12, 2026.

Step 8: Application. Once a lease was obtained and all site due diligence completed, the Applicants prepared and filed the accompanying Special Use application to construct, maintain and operate a wireless communications facility.

Conclusion

Applicants' site identification and selection process aims to identify the least intrusive of all the available and technically feasible parcels in a service need area. In this case, a tower located at 13113 24th Avenue in Tallmadge Charter Township will resolve the existing service gap in this area. There is no existing structure within the Search Area on which Verizon could co-locate, and the only registered tower within three miles is a Verizon structure that is already saturated. No site in a preferred commercial or industrial district, and no municipal, governmental, institutional, park or school site within the Search Area, is available and suitable. The site parcel provides ample ground space behind an existing barn, the tower location satisfies every applicable setback and is supported by an engineered 0-foot fall radius certification, access uses an existing private drive, and the facility sits more than 400 feet from the nearest neighboring residence. The proposed site location is the least intrusive available location from which to resolve the existing service gap in this area.

Sincerely,

Trena Prewitt

Project Manager at Horvath Communications