

A Closer Look at the Cell Phone Tower Proposed for 3415 Clarkston in Oakland Township

Contents

Brief Background.....	1
Sentinel Conclusions & Recommendations.....	1
The Detailed Background Information.....	2
Where exactly is it proposed by Verizon and why?.....	4
Possible Health Effects – Summary.....	10
Literature / reports on-line on the health issues.....	10
Cell Phone Tower Appearance.....	13
Other References.....	21

Brief Background

The Board of Trustees will likely approve or deny the request to put a TowerCo / Verizon cell phone tower at 3415 Clarkston at their April 30, 2024, meeting. Originally this said April 9. Supervisor Robin Buxar provided the correct date to me today (3/4/24)

There was a close 3/2 vote (2 absent) at Planning commission on February 6. 2024 to recommend approval. My two most respected Commissioners voted in opposite ways - John Giannangeli (YES) and Judy Workings (NO) Therefore, I decided to thoroughly examine this issue to the best of my ability, with the question in mind.

What would I do if I were on the Board of Trustees and confronted with this decision? (No, I do not plan to run!)

Sentinel Conclusions & Recommendations

My answer is somewhat lengthy –

1 – Vote NO on any motion to approve with current levels of information.

2 – Move to do the following four things:

a. Require information from applicant stating

1. What the radio frequency energy levels would be at adjacent households and how this would be determined initially and monitored on an ongoing basis.

2. What exact federal and state laws and/or regulations they are following in this regard.

b. Form a joint “Adams / Stoney Creek Cell Tower Location Advisory Committee” of five persons:

- John Giannangeli,
- Judy Workings,
- one Parks and Recreation commissioner,
- one member of Oakland Township Fire Department,
- one resident volunteer whose residence abuts the Clarkston site

This subcommittee would:

1. Hear a proposal from the applicant on siting the tower in Marshview Park
2. Make a recommendation to Parks and Recreation commission; and if approved by them
3. Make a recommendation to Board of Trustees

c. Form a permanent advisory committee to Planning Commission (allowed by MCL-125.3817) to study the issues of safety and appearance of wireless communication towers and how we can best monitor their compliance with radio frequency emission standards of the FCC or other controlling agency or law and make them less of an eyesore.

- d. Assign Oakland Township Fire Department to develop capability to monitor energy levels of radio frequency emissions from cell towers at nearby residents using appropriate meters.

The Detailed Background Information

TowerCo. & Verizon propose a 195-foot unlit cell phone tower on 0.82 acres of a 20-acre undeveloped Lake Orion Schools parcel at 3415 Clarkston Road. This is west of Marshview Park and southwest of the Adams & Stoney Creek Roads intersection. In their charts they refer to it as “Adams and Stoney Creek.” The fenced (wood stockade) tower site is 75’ x 75’ and the gravel access drive is 30’ x 620’ with a gate at Clarkston Road.

Lake Orion Schools would receive about \$2,000 monthly revenue from leasing this installation.

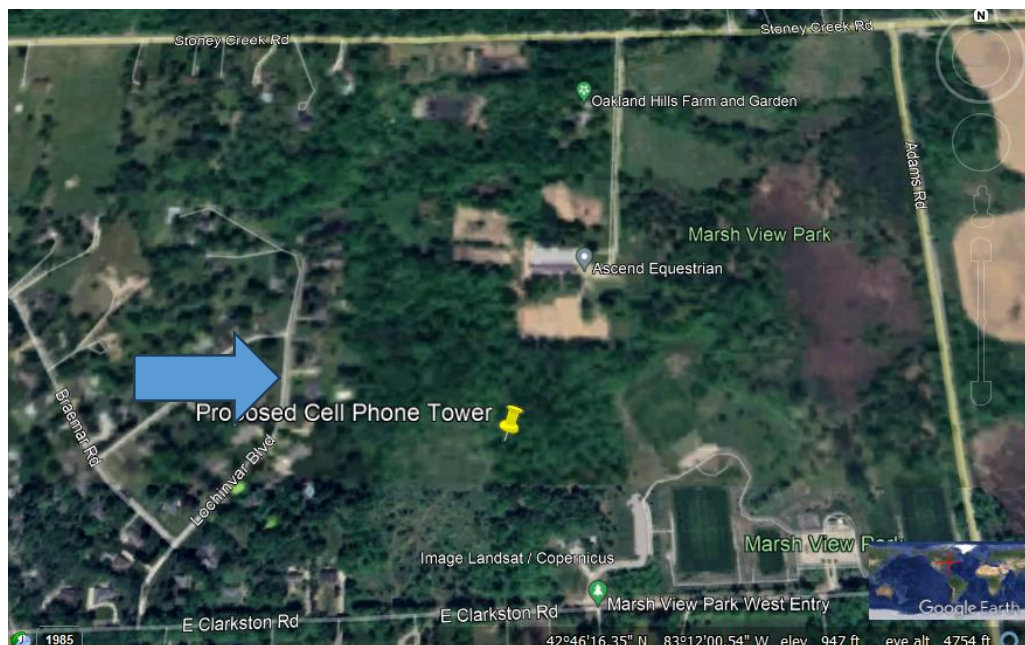
At the February 6, 2024, Planning Commission public hearing on this project, residents raised questions and concerns. The Planning Commission recommended approval by a close 3/2 vote (2 of 7 members were absent).

At the Board of Trustees March 26 meeting during **“Public Comment for Items not on the agenda”**, about twelve residents living near the proposed tower strongly opposed the project citing appearance and possible adverse effects on health and property values. They requested that the Board not approve this project when it comes up for their consideration at the April 9, 2024, Board meeting after another public hearing on the project.

One resident suggested a location in Marshview Park. The Verizon representative, Bob Przybylo, said at the Planning commission that he had suggested that location, was told to check with Parks Department, but was turned down by them.

Where exactly is it proposed by Verizon and why?

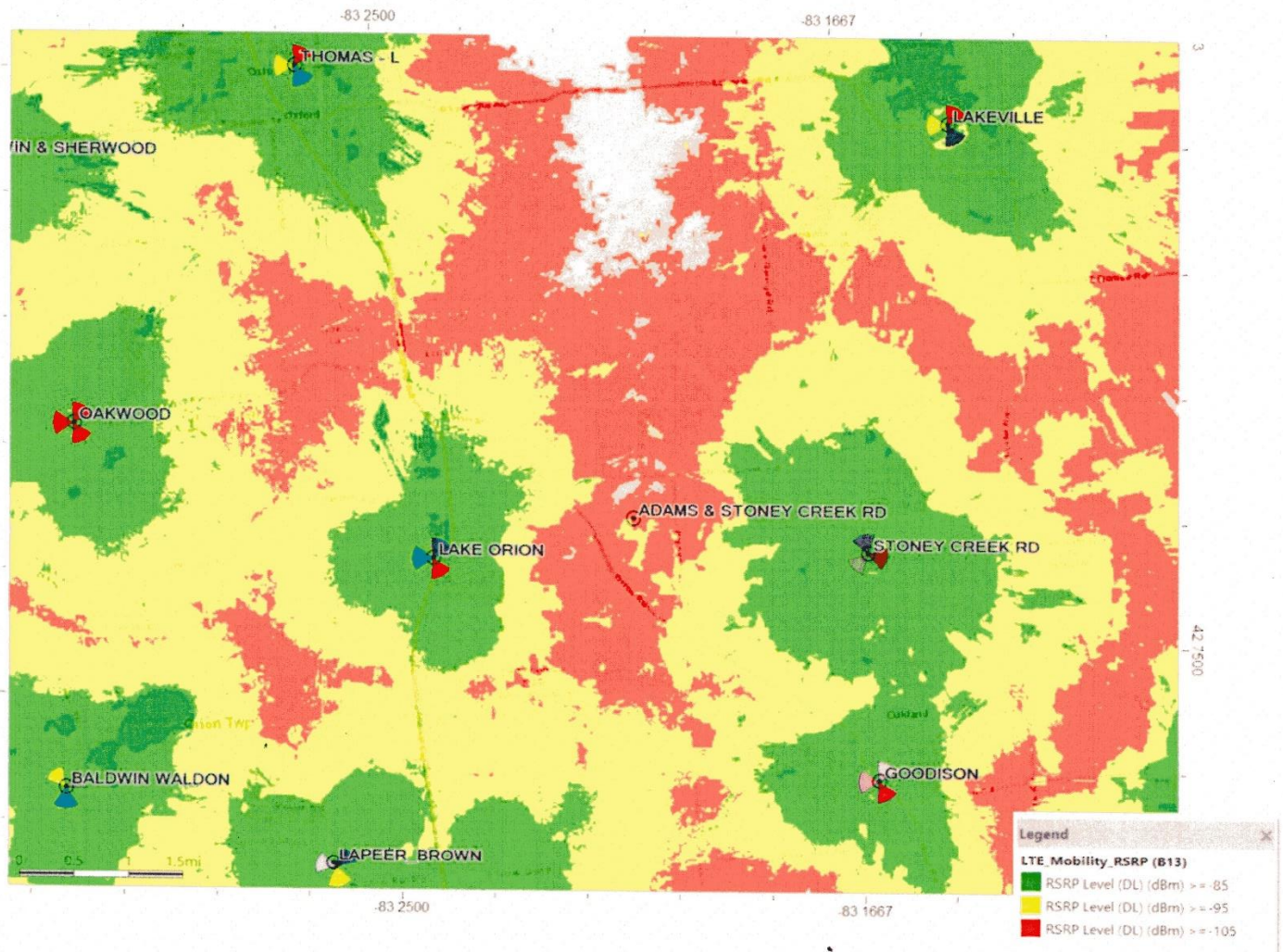
Based engineering drawing C-1 on page 2, from the February 6, 2024 Planning Commission meeting packet, the yellow pin represents the approximate location of the proposed cell phone tower. According to this drawing, It is about 525 feet from east property lines on Lochnivar Blvd. (blue arrow). To the right (east) is Marshview Park with a soccer field and archery range, plus parking. The Verizon representative, Bob Przybylo, said he approached someone in Parks Dept. but they were not interested in a tower in Marshview Park.



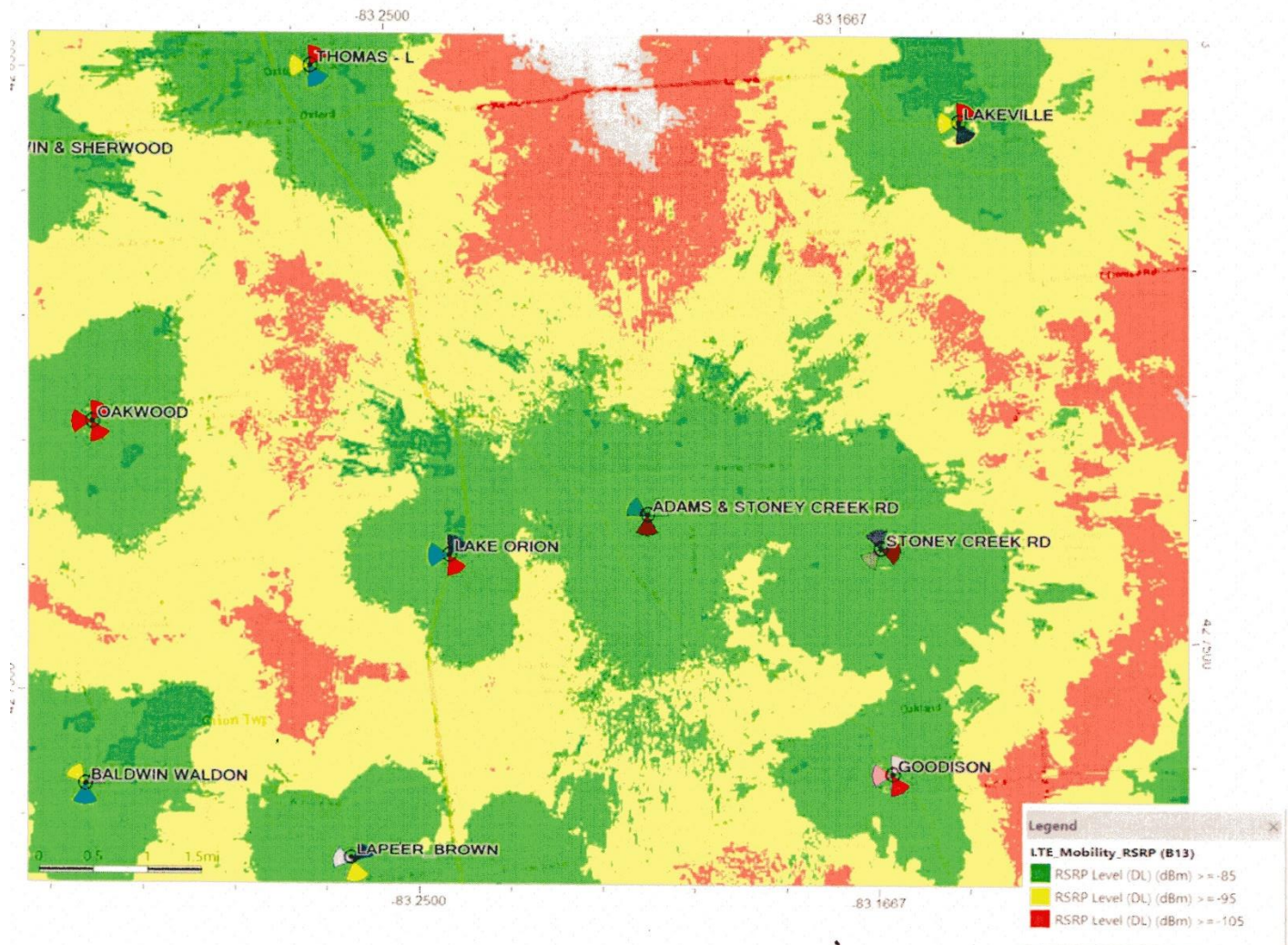
According to Mr. Przybylo, the purpose of the tower is to improve coverage as shown by two small 8-1/2" x 11" charts held up by him at the podium at the Feb. 6th Planning Commission Meeting. Since they were difficult to see on the meeting video, we obtained them via FOIA for \$0.20 total. (Easy to do by just showing up at the Building Department window and asking Louise Crane). They are on pages 5 and 6 of this report

Here is the current coverage (page 5) and improved coverage (page 6) after adding the proposed tower. I don't understand the numerical ratings in charts in the lower right; but, green is good, yellow is fair and red is poor.

0663-ADAMS_STONEY CREEK – current coverage



0663-ADAMS_STONEY CREEK – proposed coverage RAD 190ft

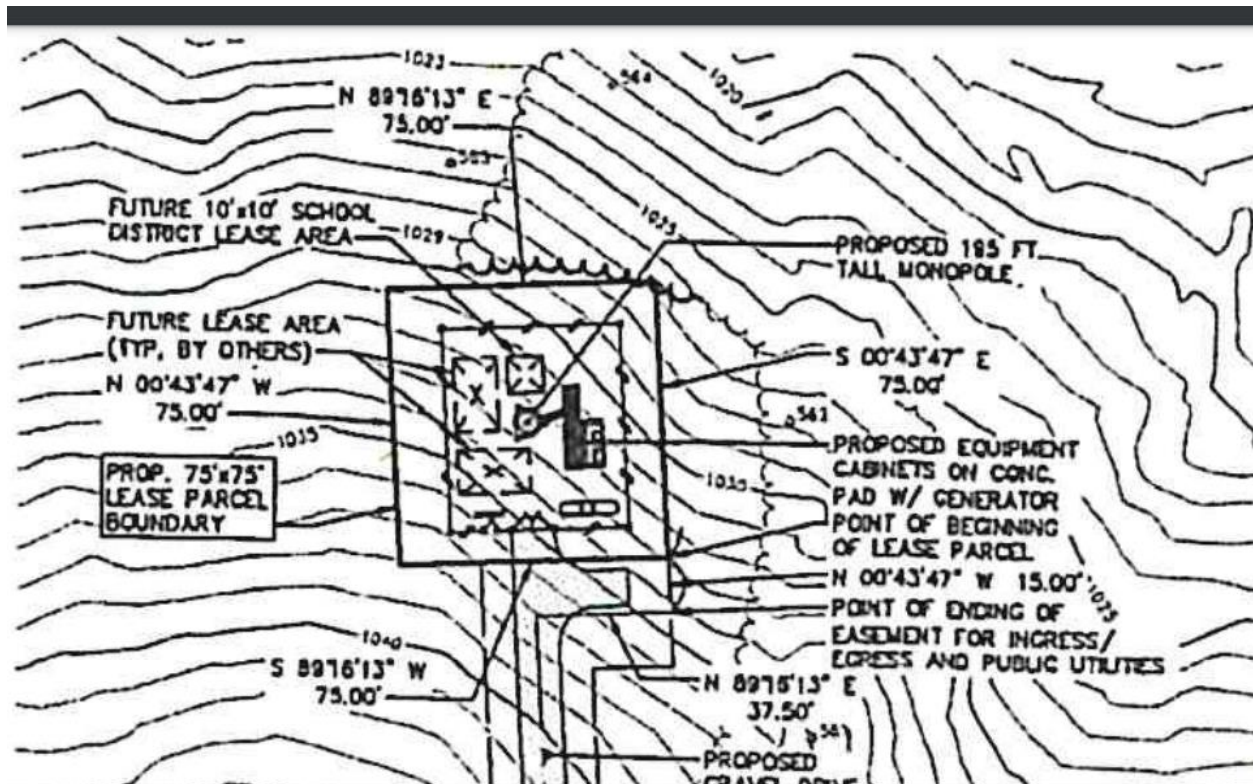


Below is an engineering drawing titled “**Overall Parcel Sketch**” clipped from part the entire drawing C1 on page 7 of the Planning Commission meeting packet. (We also obtained the entire 21 sheet drawing package of T1-2, C1-13, D1-2, E1-4, and cover letter to LARA (Department of Licensing and Regulatory Affairs) submission dated 7/31/2023) These were obtained via FOIA for \$2.20).

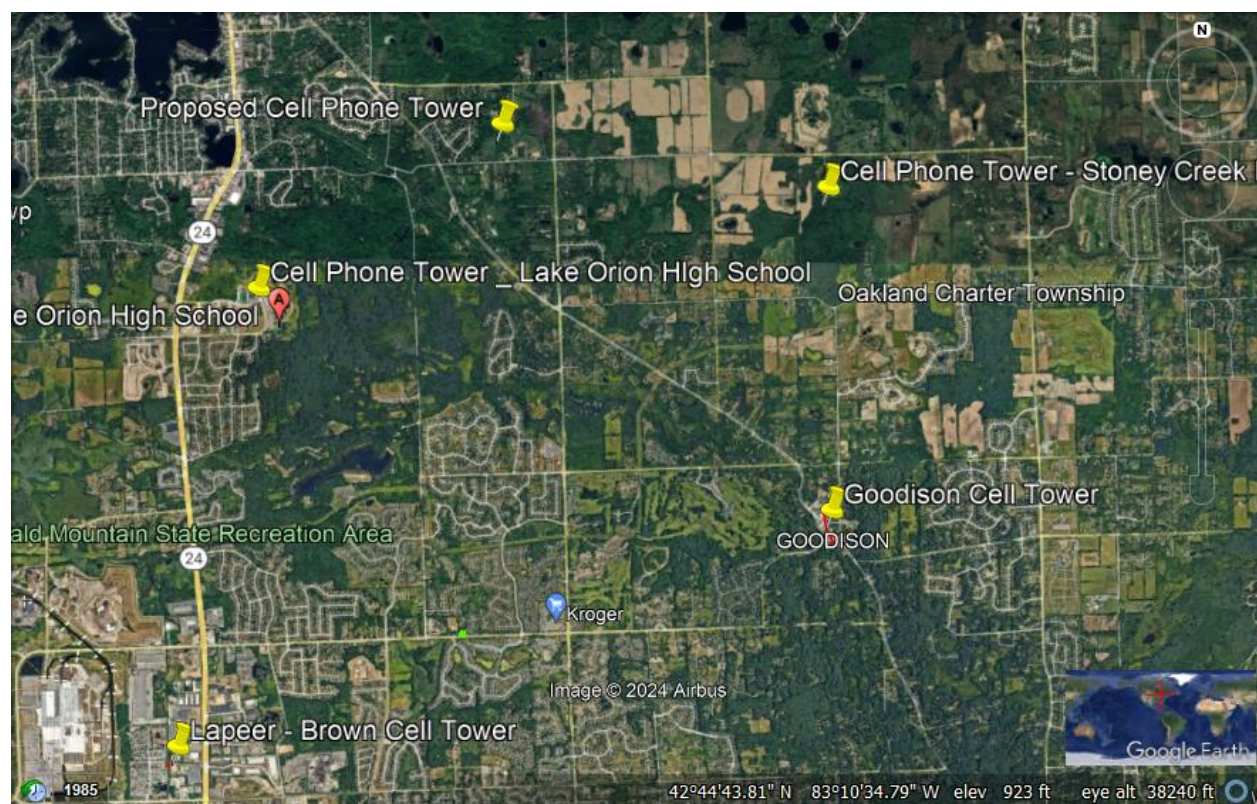
<https://ecode360.com/OA3183/document/753014259.pdf>



This drawing, also clipped from C-1 shows details of the 75'x75' area of tower and equipment plus 1000 gallon propane tank for the emergency generator. Other sheets give complete physical details.



Two nearby towers were pointed out by the Verizon representative at the February 6, 2024 Planning Commission meeting in showing maps of coverage. One at Lake Orion High School and a second 3.8 miles east and slightly north on Stony Creek road across from a new development, Vistas of Oakland. The proposed Adams/Stoney Creek tower is midway and about 0.80 miles north of a 3.8 mile long line connecting the two existing towers. Also serving this area of Oakland Township are towers near the Lapeer / Brown roads intersection and one in Goodison, also shown below with yellow pins.



Possible Health Effects – Summary

My current view is that the U.S. Federal Government has failed to assess and regulate the hazards of cell phone towers.

The FCC (Federal Communications Commission) standard for energy exposure to radio frequency emissions was set in 1996 at 1,000 microwatts per square centimeter (cm²). Since then, several studies in foreign countries such as Australia have concluded that adverse health effects such as leukemia in children occur well below the FCC guidelines (0.2 microwatts per cm²)

An animal study done in 2018 by our National Institute of Health (NIH) showed adverse health effects on small animals. [Cellphone Radio Frequency Radiation Studies Fact Sheet \(nih.gov\)](#) Further studies were started but stopped with this explanation at the end of the report at previous link. ***“The research was technically challenging and more resource-intensive than expected. No additional RFR studies are planned”*** Some suspect that the wireless communications industry has undue influence on the administrative and legislative branches of the Federal Government.

The only practical and immediate solution I have found for individual residents who are concerned is to assess your specific situation by personal measurement of radiant energy and implement countermeasures at your house.

Literature / reports on-line on the health issues

- 1- **Environmental Health Trust**, A non-profit, founded by extremely qualified Professor of Medicine, Dr. Devra Lee Davis [Dr. Devra Lee Davis - Environmental Health Trust \(ehtrust.org\)](#), has studied the issue of towers. They state -

“Effects from RF documented in scientific research include increased cancer risk, cellular stress, headaches, sleep issues, genetic damage, changes to the reproductive system, memory deficits, and impacts to the nervous system.”

Their report at the link below cites many studies.

<https://ehtrust.org/health-effects-of-cell-towers-near-homes-and-schools/>

- 2- **Pro Publica**, a Pulitzer-Prize winning news organization, rated as providing accurate facts, provides two articles claiming that the Federal Government is lagging behind the rest of the world in studies and regulation of the cell phone industry. Two quotes from the first article are below. The full articles are at the links below.

“In 2018, [a study by the federal government](#) that was nearly two decades in the making found “clear evidence” that cellphone radiation caused cancer in lab animals. A [major study](#) in Italy produced similar results

“In 2019, during the administration of President Donald Trump, the FCC shut down a six-year review of its 1996 wireless-radiation safety standards. The agency rejected pleas to make the standards more stringent, saying it had seen no evidence its safeguards were “outdated or insufficient to protect human safety.” In 2021, however, [a federal appeals court ordered the FCC to revisit the issue](#), saying the agency had ignored evidence of an array of noncancer harms to humans, animals and the environment, and that its decision to uphold its exposure standard failed to meet “even the low threshold of reasoned analysis.” The FCC has taken no formal action since then.”

<https://www.propublica.org/article/what-to-know-about-cellphone-radiation>

<https://www.propublica.org/article/fcc-5g-wireless-safety-cellphones-risk>

3. **EMF Center** is a consulting company. They suggest actual measurement as the only way to establish radiation dosage. They are about to publish new information on Cell towers.

<https://emfcenter.com/>

They have training courses and extensive information.

Their \$397 comprehensive training course info is at this link:

<https://emfcenter.com/emf-solutions-for-your-health-course-information/>

The course is thoroughly described in this free video

<https://www.youtube.com/watch?v=kGB6tlg8ffQ>

<https://emfcenter.com/what-distance-is-safe/#>

“There is great controversy about what EMF levels are considered safe. Please research the EMF literature and consult with your own health professional to make your own decisions regarding EMF safety levels. For more detailed information about some of the possible safety levels to consider, please see our What Level is Safe page.” (Editor’s note - see link below)

Editor’s note: The chart on page 2 of this 42-page report below is a good summary of FCC current OK levels vs. foreign studies showing adverse health effects. In this table the Official FCC Safety Limit is shown as 1000 microwatts/cm² or 5,000 times the level causing leukemia in the Australian study.

<https://emfcenter.com/wp-content/uploads/2020/09/Information-about-EMFs-Safety-Levels-J-8-3-20.pdf>

“The Lowest Level Linked to Cancer for RF is from two Australian studies of radio/TV broadcast towers that found increased childhood leukemia at levels as low as 0.2 microwatts/cm². The first (Hocking, 1996) found that leukemia death rates were more than double for the exposed children. The second (Hocking, 2000) found that children trying to recover from leukemia were twice as likely to survive in a lower exposure home.”

4 - Here is a recent **court case** on a tower proposed on a stack in a **Wyandotte Michigan Elementary School**

<https://ehtrust.org/judge-grants-restraining-order-for-t-mobile-cell-tower-on-elementary-school-amidst-opposition-regarding-health-effects/>

- 5- After a tower was erected recently in Pittsfield, Massachusetts, some residents living nearby reported health issues, and some abandoned their homes. A local nurse and head of **Pittsfield Board of Health** has led the cause.

<https://spectrumnews1.com/ma/worcester/news/2023/06/12/new-ruling-empowers-pittsfield-board-of-health-to-take-up-cell-tower-issue-at-state-level>

Cell Phone Tower Appearance

(A lesser issue than health, but important)

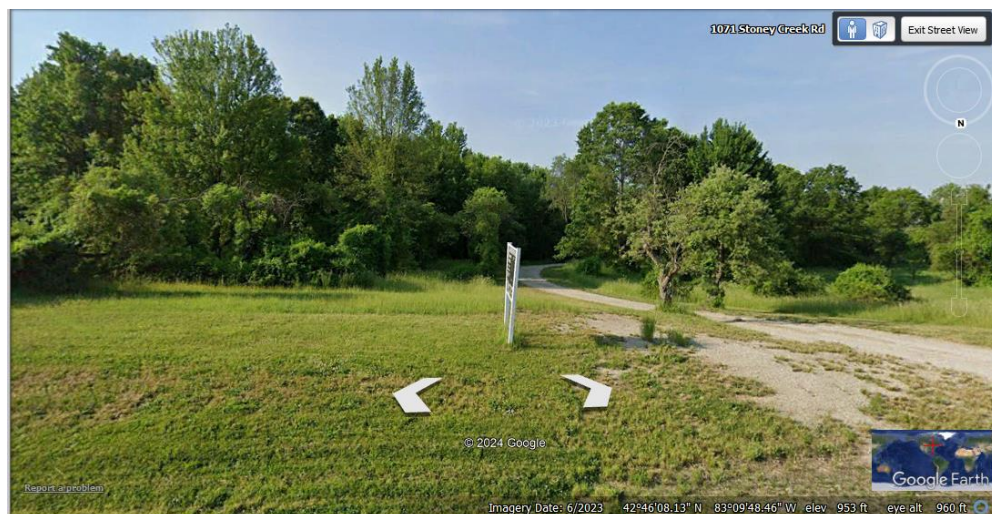
It is likely, but not certain, that in the proposed location the tower top at least will be visible from many nearby homes. One resident suggested relocating it in the northern part of Marshview Park. According to Verizon, they discussed this location with someone from Parks who was not interested in citing a tower there.

The following pages 14-20 show local towers and what they look like from various distances in an attempt to determine the visual appearance of the proposed tower.

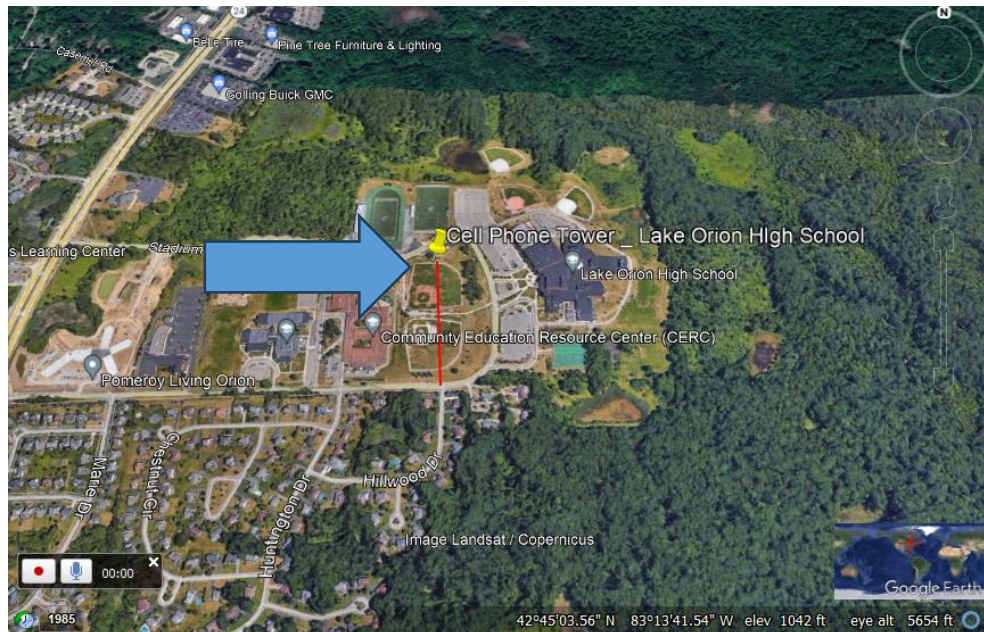
Stoney Creek Road Tower – This tower is about 1750 feet south of Stony Creek Rd. across from the new Vistas of Oakland with \$2,000,000 homes and \$340,000 lots (Zillow data). Vistas has Fox Nature Preserve on its northern border. This is not really a fair comparison to the Clarkston road proposed tower. The Stony Creek tower is about 2,000+ feet from nearest home in Vistas and is not visible due to trees.. The proposed Clarkston Rd. tower is 525 feet from home property lines.



The tower is not visible from the road as demonstrated below.



A tower at Lake Orion High School (yellow pin), is adjacent to and north of a ball diamond. It does not appear to be visible from Lapeer Road. The red line represents 930 feet to the nearest housing. The high school is the dark building to the right below.



Standing in the road (via Googleearth) at the end of the red line above near housing and looking west about 930 feet you can see the cell phone tower to the left of the utility pole in the foreground.



Here is the tower looking at it facing northwest from the road in front of the high school from above. Lake Orion High School is the building on the right of the picture. This red line to the right is 525 feet long.



Looking towards the cell phone tower at ground level from 525 feet away on the road in front of school. See red line on right in above. The trees screen the tower.



Here is looking toward the Lake Orion High School tower from 525 feet away on the north road to Lake Orion High School with no trees for screening. This is the distance from nearest Lochnivar Blvd east lot lines to the proposed tower. Probably trees will do some screening. Hard to tell what Lochnivar residents will see.



Here is the tower, up close on the school north drive.



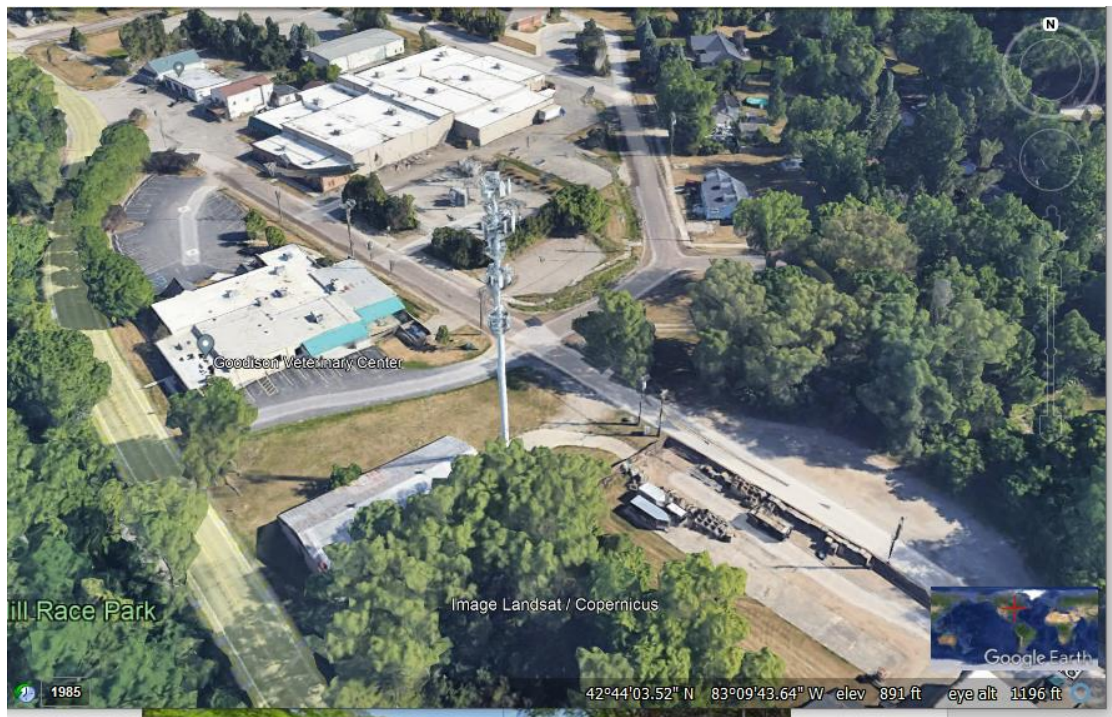
Below is a cell phone tower northwest of intersection of Brown and Lapeer Roads as seen from Lapeer on Google earth.



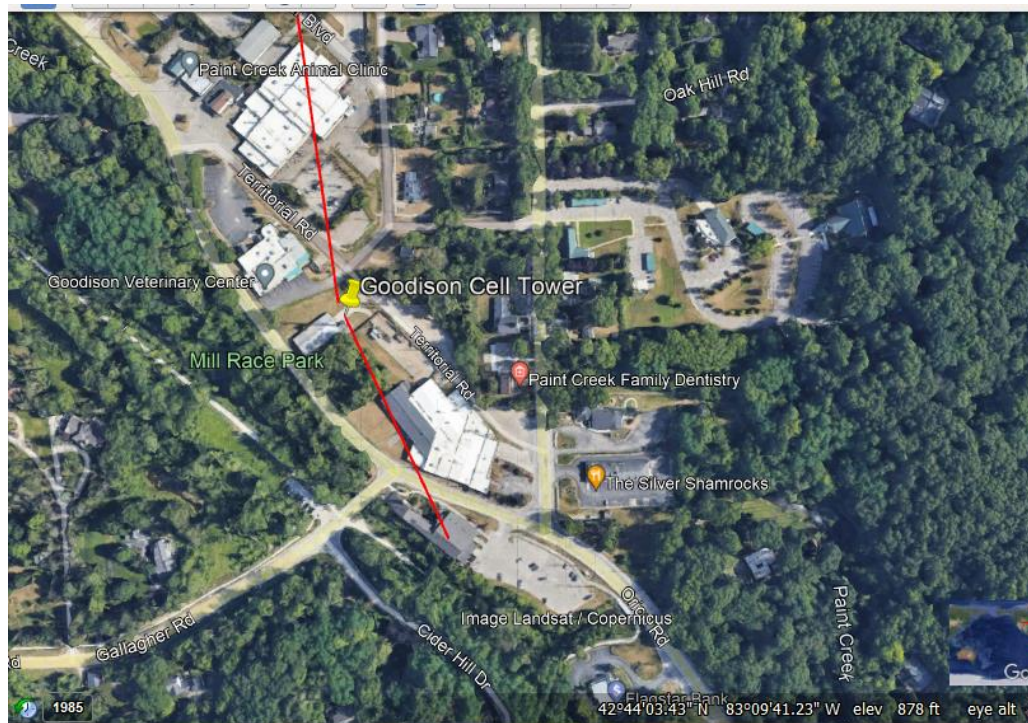
It is about 200 feet east of a manufactured home community. See below.



Here is the Goodison Cell phone tower between Orion and Territorial Roads.



It is about 875 feet from Baldwin Elementary School and 570 feet from Parks and Recreation Offices in Paint Creek Cider Mill. And closer to several houses.



Other References

To get myself better informed, I reviewed the following in addition to the above.

The consultant reports in the Planning Commission Meeting packet for 2/6/2024, especially the Carlisle-Wortman report.

[753014259.pdf \(ecode360.com\)](#)

The one hour and 20-minute Planning Commission meeting video on this topic. Agenda 7a

https://videoplayer.telvue.com/player/KGL-y_dHhCluQTy7c6YoVBzzQ5eHj7Lr/media/853160

Zoning Ordinance Section 16-416 “Wireless Communications Facilities”

[431381679.pdf \(ecode360.com\)](#)

A report from French Doctors suggesting how to be safe with cell phones

[2008 French Doctors Appeal on Cell Phone Radiation David Servan-Schreiber and Dr. Annie Sasco - Environmental Health Trust \(ehtrust.org\)](#)