

9. The division of property for the purpose of locating a wireless communication facility is prohibited unless all zoning requirements and conditions are met on the newly created parcels.
10. Where an attached wireless communication facility is proposed on the roof of a building, if the equipment enclosure is proposed as a roof appliance or penthouse on the building, it shall be designed, constructed and maintained to be architecturally compatible with the principal building. The equipment enclosure may be located within the principal building or may be an accessory building. If proposed as an accessory building, it shall conform with all district requirements for principal buildings, including yard setbacks.
11. The Planning Commission shall, with respect to the color of the support structure and all accessory buildings, review and approve so as to minimize distraction, reduce visibility, maximize aesthetic appearance, and ensure compatibility with surroundings. It shall be the responsibility of the applicant to maintain the wireless communication facility in a neat and orderly condition.
12. The support system shall be constructed in accordance with all applicable building codes and shall include the submission of a soils report from a geotechnical engineer, licensed in the State of Michigan. This soils report shall include soil borings and statements confirming the suitability of soil conditions for the proposed use. The requirements of the Federal Aviation Administration, Federal Communication Commission, and Michigan Aeronautics Commission shall be noted.
13. A maintenance plan, and any applicable maintenance agreement, shall be presented and approved as part of the site plan for the proposed facility. Such plan shall be designed to ensure the long term, continuous maintenance to a reasonably prudent standard.
14. Unless otherwise required by the Federal Aviation Authority, strobe lighting shall be authorized for daytime use only while continuous lighting shall be utilized between dusk and dawn. In no case shall lighting of a greater intensity than required by the Federal Aviation Authority regulations be authorized.

B. Additional Standards and Conditions Applicable to Special Land Use Facilities (Category B and C Proposals)

Applications for wireless communication facilities which may be approved as special land uses, shall be reviewed and if approved, constructed and maintained in accordance with the standards and conditions in Subsection 6.32, and in accordance with the following standards.

1. The applicant shall demonstrate the need for the proposed facility to be located as proposed based upon the presence of one or more of the following factors:
 - (a) Proximity to an interstate or major thoroughfare.
 - (b) Areas of population concentration.