

Minutes of the Planning Commission
Meeting-Mar.20th.08/7:00pm/Twp. Office

Meeting was called to order by Chairperson-Jim Pope. Motion was made by Dave Johnson to accept the minutes of the Aug. 30th,07 Special Use Hearing/Regular Meeting, seconded by Traverse Scholz. Carried.

Members Present: Jim Pope, Dave Johnson, Ted Shepardson, Mike Rexford, Traverse Scholz, Jim Morgan, Shelley Worley.

Chairperson Jim Pope let our guest planner Jan Johnson get us started on the (WECS)WIND ENERGY CONVERSION SYSTEMS. The members had been mailed a consideration sheet, along with a sample ordinance. Jan has been very involved in the ordinance language for Sparta Twp.; and has used that as a guideline. We went thru the 9 bullet points, along with the information she has gathered from a industry representative. Under:

#1 we discussed the option of permitting smaller (on site use) wind systems in certain districts. Need to consider the lot size, and the fall zone being a 1:1 clearance.

#2 These are the Wind Farms. The testing facilities could possibly be done with a more streamline process for the Site Plan Review portion.

#3 (12) months should be the decommissioning process along with a security deposit required at time of approval to cover this cost.

#4 explanation from Jan on the buy back is not profitable at this point in time.

#5 lighting would be a concern for the 150ft towers.

#6 signs might be considered for Commercial entities.

#7 Had questions on the decibel levels. Does the generator add to the noise level. Jan commented that if the wind is blowing, the blades will produce more of a thumping noise.

#8 Jan went into describing this term to us. We can make shadow flicker a requirement in the ordinance.

#9 Proof of insurance was discussed. We do have a stipulation in the site plan section on the payment of profession services is paid by the applicant.

Other areas that we pursued were the safety issues, 3rd party inspections and the bldg. permit issue. We also discussed height measurement issues. Discussed the idea of using the wording,(contiguous parcel) under applicability. Jan took down some question the members had, and will pass along to Tim Johnson, to have for the April 17th, 2008 meeting. Motion was made by Mike Rexford to adjourn at 9:02pm, seconded by Ted Shepardson. Carried.

