

# LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes  
Wednesday, September 26, 2007

The meeting of the Lake Township Planning Commission was called to order at 7:00 PM by Chairman Colletta. Geppert, Ehrlich, Lalley, McCallum, recording secretary Bolton and Zoning Administrator Russell were present. There were two guests.

Motion by McCallum to approve the minutes of the August 22, 2007 meeting, seconded by Lalley. Motion passed. Motion by McCallum to approve the minutes of the September 5, 2007 meeting, seconded by Ehrlich. Motion passed.

## Site Plan Reviews

**Sparrow-3531 Port Austin Road**-applicant is requesting approval to construct a home and detached garage. The proposed garage has 10'5 1/8" walls and a ridge height of 27'1/16". The zoning ordinance only allows 10' walls and a ridge height of 21'. The proposed home and garage will cover 28.24% of the lot, the allowed amount is 25%. Site plan denied.

**Maher-4974 Port Austin Road**-Contractor wants clarification on attaching an addition to the existing garage. Applicant had requested approval to build a shed on the property but due to setback requirements was denied. Under Section 1310 of the zoning ordinance the property owner can attach an addition to the existing nonconforming garage.

**Snider-5350 Port Austin Road**-applicant is seeking approval to build an 18' x 22' garage and attach it to the home. The addition will result in 22% lot coverage. Site plan approved.

**DTE-Kretzchmer property south of Etzler Road between Howard and State Park Road**-applicant is requesting approval to place a 197' metrological tower on the property. The zoning ordinance allows towers to be 175'. Site plan denied.

## Old Business

**Wind Turbine Ordinance**-Colletta and McCallum met with attorney Salens on Monday, September 24<sup>th</sup>. McCallum provided copies of the draft ordinance, US Fish and Wildlife Service (USFWS) "Guidance on Avoiding and Minimizing Wildlife Impacts from Wind Turbines", DTE's environmental policies and additional reference materials that the planning commission has reviewed. Salens will review the draft ordinance and make comments. McCallum has spoken to the Lincoln Township, Wisconsin

Supervisor and his wife concerning wind turbines in their community. The township has received numerous complaints since the turbine facility went into operation in 1999. The utility has bought out two homeowners and there have been two additional lawsuits that have been settled. Dairy farmers in the area have also experienced problems. Additionally, the township has received many complaints about the noise from the turbines.

McCallum stated that the planning commission has done extensive research and carefully reviewed US Fish and Wildlife Services (USFWS) "Guidance on Avoiding and Minimizing Wildlife Impacts from Wind Turbines", which includes their recommendation of no wind turbines within three miles of a great lakes shoreline. The commission must consider Lake Township's unique natural resources such as, the six miles of Lake Huron shoreline, the Pigeon and Pinnebog river corridors, Rush Lake State Wildlife Preserve, Sleeper State park, and wetlands. In addition the area is a migration area for tundra swans, sand hill cranes, ducks, geese and numerous others bird species. There are at least two known nesting sites of bald eagles within the township boundaries and USFWS recognizes Huron County as a summer breeding area for the endangered Indiana Bat. Furthermore, section 6.8 of the Lake Township Master Plan adopted in 1999 states Natural Environment Goal and Objectives; Goal-To preserve and enhance the natural resources of Lake Township for all current and future Township residents. Objectives- 1) Implement land use patterns, which will direct new growth away from environmentally sensitive areas, such as shoreline, woodlands, wetlands steep slopes, and areas subject to flooding. 2) Implement development controls, which will maximize the protection of land-based natural resources while preserving the quality of air and water. 3) Encourage the removal of conflicting, unattractive, or undesirable land uses from the Township. Given all this information McCallum made a motion to request Attorney Salens to draft language for an ordinance prohibiting commercial wind turbines in Lake Township, seconded by Colletta. Motion passed.

Motion by Colletta to adjourn, seconded by Lalley. Motion passed, meeting adjourned at 9:14PM.

The next planning commission meeting is scheduled for October 24th at 7PM.

Kathleen Bolton, Recording Secretary