

LAKE TOWNSHIP PLANNING COMMISSION
Public Hearing and Regular Meeting
Unapproved Minutes
Wednesday, April 27, 2011

The **public hearing** of the Lake Township Planning Commission was called to order at 6:30 PM by Chairman Dave Szumlinski.

Pledge of Allegiance was recited.

Roll call by Lisa Konke, Recording Secretary. Present were Dave Szumlinski, Deb McBride, Dale Hartsell, Gordon Krueger, and Jeffery Krohn along with approximately 19 guests.

McBride read correspondence from August Caringi received April 27, 2011 regarding his concerns and that he feels wind turbines should be banned in Lake Township.

McBride read correspondence from Lou Colletta received April 27, 2011 regarding the portions of the wind draft pertaining to noise, setbacks and the complaint resolution. Also, included in the letter was his concern that there was no property protection plan included in the draft.

Szumlinski opened the Public Hearing portion for public comments regarding the proposed ordinance amendments.

Bill Williams asked about the number of turbines that would be sited in Lake Township.

Pat Smith commented that adopting a property protection plan is unreasonable and that property values are affected by too many outside factors. Also, she commented that by having a complaint resolution that is referenced in the wind ordinance rather than part of the wind ordinance, amendments could be made in a more timely manner.

Tim Lalley commented that he is concerned that a property protection plan was left out of this ordinance. He feels that turbines will depreciate property values in Lake Township.

Lou Colletta commented on the Planning Commissions Rules of Participation and disagrees with the 3 minute time limit for public comment. He asked where the 45 decibel noise level was obtained. He added that he would like to contradict Pat Smith's comment on a property protection plan, and that appraisers would determine property values.

Yvonne Bushey supports the wind draft being offered at this public hearing and applauded the Planning Commission for looking into all aspects of this draft.

Val McCallum asked if the Planning Commission was going to answer the questions being asked at this public hearing. Also, regarding the property protection plan, there is no cost involved in having one to protect properties in Lake Township. She added that a complaint resolution separate from the wind draft was an option and could be handled in Lake Township. She would also like the Planning Commission to look into how aerial spraying in the ag district will be affected by wind turbines.

Clay Kelterborn commented on the timer being used during public comment. He stated that for most people, their home is their biggest investment. He would like the Planning Commission to consider a property protection plan to protect our residents' investments. He also commented on setback requirements.

Jeanne Williams asked if any of the questions being asked at this meeting were going to be answered.

No more public comments.

6:55 pm (Public hearing closed.)

Approval of Minutes

Motion by Hartsell, to accept the **minutes of the March 23, 2011 regular minutes** seconded by Krueger. All ayes. Motion carried.

Agenda

Szumliniski stated that he would like to add Chairman's comments to the agenda under new business.

Motion by Szumliniski, **to approve the agenda with the addition of Chairman's comments to new business**, seconded by Hartsell. All ayes. Motion carried.

Correspondence:

None

Old Business:

Wind Draft

Board members discussed questions asked during the public hearing regarding the wind draft.

Szumliniski answered that in regard to the number of turbines that would be sited in Lake Township, he was not sure and that would depend on the developer and type of turbine. As far as removal is concerned, he stated a surety bond of some sort could be obtained. Removal of decommissioned turbines would be the developer's job.

Hartsell stated that there is a section in the wind draft that states a plan must be submitted when the original site permit application.

McBride discussed removal of decommissioned turbines.

Board members discussed property protection plans. Szumliniski feels property is worth more with a turbine on it. Krohn stated there are many factors to take into consideration regarding land values and feels the Ag district would be used as a crutch.

Board members discussed noise levels and that the Huron County wind ordinance has a 50 decibel level which Szumliniski feels is excessive.

Szumliniski commented on the timer being used and that if it offends anyone he apologizes.

Krohn stated that he has had his Elkton farm aerial sprayed and the turbines were not an issue.

Board members discussed setbacks and that 1500 feet is more than Huron County is using for their wind ordinance, which is 1350 feet.

Krohn stated that he and McBride recently met with MG and their estimate is approximately 1 (one) wind turbine per 1 (one) mile section. He also said that each area is handled individually as to which design of turbine best suits that area.

McBride added that with the advancements in wind technology, the newer turbines are more efficient and fewer turbines are needed in some instances. Also, she would like to learn more about the property protection plan that was mentioned at this meeting.

Lalley stated he has a folder full of information on these plans and they are available at no cost. The developers don't like these plans.

Szumliniski is concerned that Lake Township will be liable should this be put in the wind draft.

Lalley answered that "yes" the township could be held liable if it were not worded correctly.

Szumliniski answered that he doesn't feel the township should endorse such a protection plan.

Motion by Szumliniski, **to send the Wind Draft to the Lake Township Board for adoption**, seconded by Krueger.

Roll Call: Szumliniski, aye. McBride, nay. Hartsell, aye. Krueger, aye. Krohn, aye.
Motion carried.

Szumliniski stated that a motion was offered and approved at the last Lake Township Planning Commission meeting of March 23, 2011, to send the wind draft to the Huron County Planning Commission.

New Business:

Response to Complaints

Szumliniski stated that the reason he sent Arnie Russell, Lake Township Zoning Administrator, a memo to attend this meeting was to ask him if he could submit a monthly report to the Planning Commission on complaints that are occurring in Lake Township. He would like Mr. Russell to report who is in violation, where the violation is and the outcome of the violation. He added that the Planning Commission will then be able look at areas of the Lake Township Zoning Ordinance that may need to be amended.

Russell explained his complaint process and agreed that he would be able to submit the report the Planning Commission was requesting.

Chairman's Comments

Szumlinski stated that at the recent meeting of April 18, 2011, held by the Lake Township Board of Trustees, all but 1 (one) of the zoning amendments that the Planning Commission had proposed, passed. The one pertaining to camping and allowing for residents to use their property for more days throughout the summer was voted down. He offered that perhaps the Planning Commission should recommend a trial ordinance amendment that would allow township officials to see how such an ordinance would work out and any problems that arise would give the Planning Commission a better idea if this amendment is even possible. He suggests tabling this issue until next month's meeting.

Public Comments:

Jeanne Williams commented on the time limit for public comments during the public hearing and asked members to consider inserting a property protection plan into the wind draft.

Tim Lalley commented that he was puzzled that the Planning Commission was reluctant to include a property protection plan in the wind ordinance.

Lou Colletta commented on noise levels in the wind draft.

Clay Kelterborn commented that he feels if Planning Commission members lived in the areas affected by possibly having a turbine sited near their residence, would they have a different view of these situations. He asked members to go home and ask this question of themselves.

Val McCallum asked why the US Fish and Wildlife Services recommendations were disregarded.

No more public comments.

Motion by Szumlinski **to adjourn**, seconded by McBride. All ayes. Motion carried.

Meeting adjourned at 8:00pm.

The next regular Planning Commission meeting, Wednesday, May 25, 2011, 7:00 pm.

Respectfully submitted,

Lisa Konke
Recording Secretary