

Regular Meeting /Public Hearing on Wind Ordinance

July 23, 2014

Approved minutes

Meeting called to order at 6:02 by Chairman Jerry Pobanz. Pledge of Allegiance was recited.

Roll Call: Bob Siver, Jerry Pobanz, Clay Kelterborn, Todd Gordon (late) present. Nicole Collins absent.

Approximately 12 guests.

Approval of July 12, Joint Planning Commission and ZBA Meeting and Planning Commission Workshop meeting

minutes: Motion made by Siver to accept both sets of minutes from July 12, 2014, seconded by Kelterborn. All ayes- motion passed.

Approval of agenda: Motion made by Kelterborn to accept agenda with the addition of correspondence received that morning from Robin Janka stating she is against wind turbines in Lake Township. Seconded by Siver. All ayes- motion passed.

Public Hearing opened by Chairman Jerry Pobanz at 6:10 p.m.

Pobanz started the public hearing comments by reading the correspondence from Robin Janka.

Bill Williams stated that he would like to congratulate the Planning Commission on a well thought out wind ordinance. He also stated that he doesn't feel that Huron County needs wind turbines in every Township. Huron County is just turning into a big wind industry.

Tom Pierce had questions on the decommissioning process, if the Lake Township's Wind Ordinance was more restrictive than other townships, and if Lake Township didn't have their own Wind Ordinance if the County could make Lake Township use theirs?

Maryanne Williams commented on how she liked how the Planning Commission used the manufacturer's setback for safety guidelines used by workers.

Mike Manenti commented on the substations and setbacks.

Kelterborn made a motion to close the Public Hearing on Wind Ordinance draft, seconded by Gordon. All ayes- motion passed.

Public Hearing closed by Chairman Jerry Pobanz at 6:40 p.m.

Old Business: Wind Ordinance

Motion made by Kelterborn to send a copy of the Wind Ordinance Draft to the Lake Township Board of Trustees for recommendation to adopt and to the Huron County Planning Commission for review, seconded by Siver. All ayes- motion passed.

Lighting Ordinance Draft: Motion made by Pobanz to table until next meeting since the Planning Commission had not heard back from the Township's Lawyer, seconded by Kelterborn. All ayes- motion passed.

Small Sheds: The Planning Commission members discussed the size, placement, and number of sheds on property, if a site plan should be needed for small sheds, difference between prefabricated sheds and small built sheds. After a brief discussion Pobanz suggested that he would talk to the Zoning Administrator about small sheds.

Motion made by Kelterborn to table small sheds until a future meeting, seconded by Siver. All ayes-motion passed.

Mining Ordinance: Pobanz stated he thought the biggest concerns were regulating traffic and how it's going to tear up the roads and make it safe. Kelterborn asked if we had copies of other Mining Ordinances? Pobanz replied that the Planning Commission has a copy of Chocolay Township, Marquette, MI and a draft prepared for Lake Township in 2007. Gordon asked if the ordinance should cover more than sand? What if someone wanted to mine salt? Pobanz stated that he thought just calling the ordinance a Mining Ordinance would cover anything being mined and just to regulate the traffic, noise and safety. Small discussion on fracking, and the concern for water contamination. Kelterborn suggested the Planning Commission members do research on what's appropriate for Lake Township. Pobanz made a motion to table Mining for further study, seconded by Kelterborn. All ayes - motion passed.

Non-Conforming lots/structures: Pobanz stated he thought the biggest concern with this ordinance was building straight up on a nonconforming structure. Kelterborn stated the language in the ordinance is confusing to some. The members discussed what makes a structure non-conforming. Kelterborn stated it's the placement that makes the structure non-conforming. Gordon asked if you are building straight up how does that change the placement? Siver replied by changing the mass, it makes the structure more non- conforming. The members also discussed how the variance process may be a slow process but it works. Each situation is unique and that's why the ZBA needs to look at each one. Kelterborn suggested to try to clean up the language in the ordinance.

Motion made by Kelterborn to table all zoning issues discussed at the joint Planning Commission and ZBA meeting, seconded by Gordon. All ayes-motion passed.

Motion made by Kelterborn to set agenda items: Lighting Ordinance, Non-conformity and the language, and Side Yard Setbacks (wording conflict) for next month's meeting, seconded by Pobanz. All ayes-motion passed.

Public Comments:

Mike Manenti stated that he didn't know how anyone is going to be able to keep light spray on their own property. He stated he checked the electrical code and every entrance to a home has to have a light fixture. Siver commented that people just have to angle /shield the light to stay on their own property. Pobanz stated that it's covered in the general provision section of the Zoning Ordinance under Glare. Manenti stated he thought everyone in Lake Township would be out of compliance with the Lighting Draft. Kelterborn stated that getting to know your neighbors and respecting them and their property would help.

Jim Walsh asked if the Wind Turbines were already voted on? Kelterborn replied yes, there was a referendum. The people didn't like the structure of the wind ordinance. The current draft is set up more for Lake Township. He also asked if there was a provision for decommissioning. The Planning Commission members replied that there is a provision for decommissioning. Mr. Walsh asked if the County had its own Wind Ordinance. The members replied that it does.

Bill Williams wanted to thank the Planning Commission for all the work they've done to put the Wind Ordinance Draft together.

Motion made by Kelterborn to adjourn meeting, seconded by Gordon. All ayes- motion passed.

Adjourned 8:17 p.m.

Next meeting August 27, 2014 at 7:00

Next Joint Planning Commission and ZBA meeting September 3, 2014 at 7:00