

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
November 13, 2018

The meeting was called to order by Chairman J. Bellor at 7:00 p.m.

The Pledge of Allegiance was recited by all present.

Members present: J. Bellor, R. Campbell, D. Darland, J. Frank, C. Hoyle, T. Miller, B. Reder
Members absent: None
Also present: Justin Ebel, Attorney; Susan Cronander, Sr. Planner McKenna

Motion by B. Reder seconded by R. Campbell to adopt the agenda as presented.

Motion carried.

Motion by B. Reder seconded by J. Frank to approve the minutes of the October 2, 2018 regular meeting as presented.

Motion carried.

Public Input

Chairman J. Bellor opened public comment at 7:04 p.m.

Dr. Brad Cumper from Saginaw Valley Equine Clinic-7319 Tittabawassee, Saginaw MI, spoke on a 96-page study performed and written by the Technical University of Lisbon Portugal of a wind farm from 2008-2011 that sited a correlation of the breeding horse farm with high incident of fluctuating deformities. He stated he has 17 years' experience with horses.

Dr. Preston Clark, 2212 Whitehorse Dr, commended the committee on a job well done putting together the documents. He also pointed out a type-o on page 10. He also asked what would happen if a company like DTE were to request a waiver/variance and what would the process be. K. Malkin, Supervisor stated any variance would have to be approved by the committee and the requestee would have to show hardship.

Brandon Krause, 4489 8 Mile Road, thanked the commission for the job they have done for the community and asked the community to view the proposed ordinance again from the Monitor Township website. B. Krause also reviewed changes on setbacks, tower heights and shadow flicker, noise level and decommissioning.

The commission requested to add two additional source documents to the revised ordinance: Wind Turbines Siting in Minnesota; A Report for the Legislative Energy Commission-10/19/2017 and Technical University of Lisbon, Faculty of Veterinary Medicine, Acquired Flexural deformation of the distal interphalangeal joints in foals-Authored by Teresa Margarida Costa Pereira e Curto.

J. Bellor also addressed a question received from a resident, regarding stray voltage, which was not mentioned at previous meetings. B. Krause cited that stray voltage had not been mentioned and went on to speak about the 2000 feet setbacks from roadways, right of ways, utilities, mine shafts, oil wells and J. Bellor responded, that it was his understanding, that the setbacks would minimize stray voltage.

B. Krause also spoke on decommissioning; he explained the turbines have to be out of commission six (6) months, after that deadline. energy companies would have to provide documentation and supply a site plan to the township in order have it recommissioned. When the turbine is decommissioned the turbine, concrete wires--everything--will be removed—all concrete, not just the surface concrete. B. Krause is currently working with Michigan Legislators to write legislation that would require an energy company to submit a site plan for each turbine in commission.

Prior to closing public comment, several questions were communicated from the public to B. Krause.

Chairman J. Bellor closed public comment at 7:39 p.m.

Items for Consideration

ATS Printing – 4177 3 Mile Road: Landscaping and Screening Clarification

The Committee reviewed the site plan due to more than one complaint regarding the landscaping remodel at ATS Printing. K. Malkin, after viewing the planning commission file, cited that he has to enforce what has been adopted by the Commission. The Planner sent an email to K. Malkin which pointed out a zoning regulation for replacement of the trees should have a trunk at least 2.5-inch-thick which is in the ordinance. However, the letter from the Commission and the letter from the Planner to ATS, only stated to comply with the landscaping plan. ATS replaced the trees with burning bushes which the landscaper stated would grow faster and could get to the height of the trees that were removed.

Motion by T. Miller, supported by C. Hoyle to set a Public Hearing for ATS Printing regarding landscape remodel inconsistencies.

Roll Call Vote:

Yes: Bellor ,Campbell, Darland, Frank, Hoyle, Miller, Reder

No: None

Absent: None

Motion carried.

Reports

The Commissioners discussed the 2019 term appointment of Connie J. Schweitzer and the reappointment of Robert Campbell for a three (3) year term commencing January 1, 2019 and ending December 31, 2021.

Motion by B. Reder supported by T. Miller to accept Reports.
Motion carried.

Communications

Motion by B. Reder supported by J. Frank to acknowledge receipt of Communications.
Motion carried.

Motion by C. Hoyle supported by B. Reder to adjourn.
Motion carried.

Meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/dljp