

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
February 5, 2019

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

The Pledge of Allegiance was recited by all present.

Members present: J. Bellor, R. Campbell, D. Darland, J. Frank, Connie J. Schweitzer, T. Miller, B. Reder

Members absent: None

Also present: R. Sheppard, Planning Attorney; P. Lippens, Planner, Jennifer Valentine, Planner

**Motion by B. Reder seconded by J. Bellor to adopt the agenda as presented.**

Motion carried.

**Motion by B. Reder seconded by R. Campbell to approve the minutes of the January 8, 2019 regular meeting as presented.**

Motion carried.

**Public Input**

Chairman J. Frank opened public comment at 7:01 p.m.

B. Krause, member of the Wind Energy Committee thanked the Planning Commission, R. Sheppard and P. Lippens for including the suggestions of the Wind Energy Committee and moving them forward.

J. Frank, said on behalf of the Planning Commission, the Wind Energy Committee is very much appreciated for all the time and research that was done to create the ordinance.

Chairman J. Frank closed public at 7:03 p.m.

**Items for Consideration**

**Public Hearing**

Totally revised Zoning Ordinance No. 67 (Including Wind Energy)

**J. Frank opened the Public hearing for Zoning Ordinance No. 67.**

K. Malkin, suggested a revision to 5.05(d)(4) as follows: “Keeping any animals, other than household pets which shall mean dogs and cats, for purposes other than farming shall require a minimum of five (5) acres” along with a recommendation to the Board to adopt.

P. Lippens explained that there is a proposal of a technical modification along with recommendation to the Board to adopt. Section 17.07 in Zoning Ordinance No. 67 to be revised to include the Zoning Enabling Act and Planning Enabling Act.

K. Malkin made a suggestion that one of the committee members from the Wind Energy highlight the changes made to the Wind Ordinance.

B. Krause, Member of the Wind Ordinance Committee reviewed the changes:

1. Setbacks are 1640 feet from a participating members property line and 2000 feet from a non-participating members line. Also 2000 feet away from roadways, utilities and mineshafts.
2. Decommissioning is 100%, the energy company pays \$1.2 million for the first windmill, \$1.0 million for each one thereafter. Money is held by the township as guarantee; interest accrued is given to the energy company.
3. Shadow flicker, zero shadow flicker at the property line.
4. Noise levels, settled at 45 LMAX.

K. Malkin, again thanked the Wind Energy Committee for their time, research and commitment.

A resident came forward with a question of who enforces the ordinance.

R. Sheppard responded that all complaints go to Charter Township of Monitor Supervisor. The Supervisor then takes the complaint to the Board. He went on to explain, in order for a turbine to be erected, the energy company would have to come before the Planning Commission for approval.

Dennis Polak, 4135 7 Mile, inquired about the tax roll of the property they are placed on, if it would still be classified as agriculture.

R. Sheppard, said it was his understanding that a personal property tax set to the wind turbine or you can have the tax of the property go up based on the value of the wind turbine.

D. Darland summarized the utility company who owns the wind turbine would pay the taxes. The roads leading in and the buildings being used for the turbines would be considered lease land improvements which would be billed to the utility company under the current law.

D. Polak addressed the liability of a wind turbine, used an example of a blade falling off and damaging or injuring a structure or person.

R. Sheppard indicated liability insurance policy minimum of \$2.0 million has to be on the farm itself and it is the owner's responsibility to show proof of coverage on an annual basis to the township. The insurance policy must name the utility company as well.

**Motion** by B. Reder supported by J. Bellor to recommend the adoption of Zoning Ordinance No. 67 as amended to the Township Board.

Roll call vote:

Yes: Bellor, Campbell, Darland, Frank, Reder, Schweitzer

No: Miller

Absent: None

## **Motion Carried**

J. Frank informed the attendees of the public hearing, the Zoning Ordinance will be sent to the Township Board with recommendation to approve on February 25, 2019.

## **Reports**

### **McKenna & Assoc.: P. Lippens 2018 Annual Report of Activities by the Planning Commission Dated 1/25/2019**

P. Lippens, reviewed the responsibilities of Planning Commission. One of the responsibilities is to make a report of the activities of the Planning Commission and define priorities for the coming work year.

P. Lippens stated the report should be forwarded to the Township Board for review if there are no revisions.

A group discussion produced no revisions were needed.

**Motion** by J. Bellor supported by T. Miller to submit McKenna & Assoc.: P. Lippens 2018 Annual Report of Activities by the Planning Commission Dated 1/25/2019 to the Township Board for review.

Roll call vote:

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

No: None

Absent: None

**Motion Carried**

## **Communications**

**Motion by B. Reder supported by D. Darland to acknowledge receipt of Communications. Motion carried.**

**Motion by R. Campbell supported by D. Darland to adjourn. Motion carried.**

Meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Connie Schweitzer  
Secretary

CS/djp