

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
September 7, 2010

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

Members present: C. Hoyle, J. Frank, B. Campbell, D. Darland, M. Morin, Earl Arnold, J. Bellor
Members absent: None
Also present: R. Sheppard, Planning Attorney, J. Jackson, Planner

Motion by _Campbell seconded by _Frank to adopt the agenda as presented. Motion carried.

Motion by Campbell seconded by Frank to approve the minutes of the June 1, 2010 regular meeting as presented. Arnold noted that the figures given for approving Bay Metro's Drive and Ride in Meijer parking lot were not correct even though Meijer still has enough parking spaces. The figures given were for the original store and it has had two additions since that time. **Motion carried.**

Motion by Frank seconded by Campbell to approve the minutes of the August 4, 2010 special meeting as corrected. Motion carried.

Public Comment

Darland moved to open and close public comment at 7: 05 p.m. with no one in attendance. Hoyle seconded. Motion carried.

Items for Consideration

Proposed revisions to Fence Ordinance Sec. 3.13

Revisions made at the August 4, 2010 joint meeting were discussed. Sheppard noted that the increased length of the ordinance was due to the 50-foot restrictions set in the Industrial zone as requested by the fire chief.

Motion by Frank supported by Hoyle to set public hearing for the fence ordinance for the November 3, 2010 Planning Commission meeting. Motion carried.

Wind Ordinance Sec. 3.46

Planner Jackson reviewed the proposed changes that were made to the ordinance. The language was changed in some areas and the need for a special use permit for mid-scale turbines in non-residential areas was removed. A site plan is still required.

Bellor has problems with wind turbines on a residence and the shaking and safety issue.

Jackson feels that it is less of a zoning issue from a structural standpoint, rather a building department issue from the structural standpoint.

Sheppard noted that the ordinance holds the township harmless and suggests the applicant obtain the services of a structural engineer to determine whether the roof on which the turbine is mounted has the integrity to withstand the additional load.

Arnold questioned what is needed to get a permit for a small scale wind turbine. Jackson said that they have to go through site plan approval and get a building permit.

Open discussion on 3.46(c). Is a site plan, which costs \$500, required or just a drawing? Is there a limit for the number of small wind turbines can be on a parcel.

Small scale fall zone should be 150% measured from tip of blade.
Medium scale fall zone should be 200% measured from tip of blade.
Maximum height measured to the hub.

It was suggested that we have McKenna prepare a “cheat sheet” with the requirements for putting up a wind turbine for the building inspector to give to residents.

Sheppard suggested the following: Think about where the setbacks should be now that we know where the height is taking us. Think about putting language in for administrative site sketch review by the building official with the fee to be determined by the Township Board for residential small scale and non-residential small and mid-scale tower structures. Building permit only needed for the roof mounted turbines. We will come back with either changing the definitions or changing the fall zones. We will have to put more language in on what is required for section c, what type of review is required and applicable regulations. This will be discussed at that at the October Planning meeting.

Residential lots would be allowed one turbine per lot. Commercial would be allowed one. Industrial would be allowed one. Ag would be allowed one.

Morin questioned the noise concerns and who checks it. The Township does not have equipment necessary to measure decibel levels although the Sheriff’s department does.

Motion to table the Wind Energy Ordinance revisions until the October meeting made by Campbell supported by Frank. Motion carried.

Reports

A review of the Master Plan is to be reviewed every five years and the last one was updated in March of 2006, therefore this will be placed on the November and December agendas.

Communications

Motion to accept Communications as presented by Campbell supported by Frank. Approved.

Public input opened and closed at 8:15 pm.

Motion to adjourn by Hoyle, supported by Morin. Approved. Meeting adjourned at 8:20 pm.

Respectfully submitted,

Dan Darland, Secretary

DD/jw