

WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION
JANUARY 14, 2009

Vice Chairman Mooradian called the meeting to order at 7:00 p.m.

Present: Kristi Hollingsworth, Nancy Sarowski, Ann Wilderom, Paul Mooradian,
Joey Arbaugh, Pete Wallin, Paul Repasky.

Visitors: Alford LaCount, Bob Sandford, Randy Frykberg, Sue Matsko.

Approval of Minutes: **Wilderom made a motion to approve the December 10, 2008 minutes as presented. Hollingsworth seconded the motion.**

Vote: All yes.

NEW BUSINESS:

Annual Election of Officers: **Wallin made a motion to waive the secret ballot. Arbaugh seconded the motion.**

Vote: All yes.

Wallin nominated Paul Mooradian for Chairman. Arbaugh seconded the motion. Nominations were closed.

Roll Call Vote: Repasky – yes, Wallin – yes, Hollingsworth – yes, Sarowski – yes, Wilderom – yes, Arbaugh – yes, Mooradian – yes.

Arbaugh nominated Pete Wallin for Vice Chair. Repasky seconded the motion. Nominations were closed.

Roll Call Vote: Hollingsworth – yes, Sarowski – yes, Wilderom – yes, Mooradian – yes, Repasky – yes, Arbaugh – yes, Wallin – abstain.

Hollingsworth nominated Joey Arbaugh for Secretary. Wallin seconded the motion. Nominations were closed.

Roll Call Vote: Repasky – yes, Wallin – yes, Hollingsworth – yes, Sarowski – yes, Wilderom – yes, Mooradian – yes, Arbaugh – abstain.

"Planners Moments" Seminar: Unit 1 Introduction to Smart Growth; Unit 2 Affordable Housing: The Planning Commission watched the two videos and then had a short discussion of them.

UNFINISHED BUSINESS:

Discussion of Draft #10 Wind Energy System Amendment: Randy Frykberg gave an overview of the history of the proposed ordinance for the benefit of the new Planning

Proposed: January 14, 2009

Approved: February 11, 2009

Commission members and the current changes that he made to the draft that reflect the discussion at the last meeting. There were some questions regarding anemometers, which are temporary towers, and the length of time that they are allowed to stay erected. These are for utility grids only and will be allowed to stay for a period of three (3) years. There was a lot of discussion regarding height restrictions, lot sizes, setbacks, special use permit process, notification of neighbors, new technology, liability insurance, shadow flicker and noise. Frykberg noted that a new vertical axis system is now being used which is usually shorter in height and may be a better option for some parcels. Mooradian felt that having towers over 60' was not a necessity. Some sites are not as feasible for wind energy as others. Arbaugh felt that it was appropriate for anyone wanting a tower over 60' to have to come in and go through the special use process. Mooradian thought that it was appropriate for someone to have to pay the special use permit fee in order to apply for a permit for a tower over 60'. Wallin thought it was a good idea for the adjoining property owners to have a say in the process regardless of the size of the tower. Frykberg pointed out another option would be to have more involvement for a tower above 60', but to word it so that it would go through the special use procedures without saying they would have to get a special use permit. That way they would not have to get charged the fee and it would not have to go to the Board for final approval. This would be for individuals only. The reasoning is that people are trying to conserve energy and be environmentally green and this would save them additional money. Going this route would give the Planning Commission more control over higher towers and also get adjoining neighbors involved in the process. Repasky felt that people should be encouraged to try to use alternative energy. Wilderom thought that the Township should encourage people to use wind power, was comfortable with the 60' height, but she also felt that every request that will come in will ask for a higher tower. Since this is a new concept to this area, she also felt that each request should come to the Planning Commission and go through the special use process. Sarowski also thought that these requests should come to the Planning Commission until this board is comfortable with how these will impact the community. Mooradian thinks that if the PC creates a review for every residential unit, they will have a nightmare on their hands and they are over regulating the community. He felt that someone wanting to put a tower on a five (5) acre lot should not have to come to the PC for a review. It was agreed that the paragraph on New Technology should be taken out of the draft. It was also agreed that Frykberg would add notification of neighbors; keep the 60' height maximum, but the PC may approve an increased height if all of the guidelines are met; delete #13 New Technology; add language covering shadow flicker and noise. The PC will review the changes at the next meeting.

Discussion of Commercial & Light Industrial District Amendments: Frykberg presented revised drafts of these amendments which reflect discussions at the prior meeting. Mooradian suggested deleting some of the language under the permitted uses in the Light Industrial ordinance since it was already stated in the Commercial ordinance. There was discussion of storage of materials, especially in the C-1 district. Arbaugh had some questions regarding the lighting being permitted and how it would impact neighboring sites. There was a suggestion to add libraries to the special land uses in C-1. Frykberg will make changes to the proposed ordinances for the next PC meeting in February.

OTHER:

Zoning Administrator's Report: Randy Frykberg gave a written report which gave a review of the 2008 Planning Commission meetings overall.

Township Board Representative: Hollingsworth reported that the Township Board approved the Master Plan.

Planning Commissioner Comments: None.

Public Comments: Alford LaCount had some comments relating to the WES ordinance and hoping that the PC will keep it simple.

Adjournment: **Wallin made a motion to adjourn. Arbaugh seconded the motion.**

Vote: All yes.

The meeting was adjourned at 9:40 p.m.

The next regularly scheduled meeting will be February 11, 2009 at 7:00 p.m.

Submitted by:

Joey Arbaugh, Secretary

Transcribed by:

Susan Matsko

Township Secretary

Proposed: January 14, 2009

Approved: February 11, 2009