

WEST TRAVERSE TOWNSHIP
PUBLIC HEARING AND REGULAR PLANNING COMMISSION
APRIL 8, 2009

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

Present: Hollingsworth, Sarowski, Wilderom, Wallin, Repasky, Mooradian, Arbaugh.

Visitors: Eve Lauer, Alford LaCount, Jeff Ford, Chris Stahl, Peter Cummings, Bob Sandford, Randy Frykberg, Sue Matsko.

Minutes: Approval of March 18, 2009 Minutes: **Hollingsworth made a motion to approve the minutes of the March 18, 2009 meeting as presented. Repasky seconded the motion.**

Vote: All yes.

NEW BUSINESS:

Public Hearing and Discussion of Draft #13 Wind Energy System: **Wilderom made a motion to adjourn from the regular meeting and open the Public Hearing. Arbaugh seconded the motion.**

Vote: All yes.

The Public Hearing notice was published in the Harbor Light on March 18, 2009. Alford LaCount had some comments regarding the limits on height, the fact that lattice type poles with guy wires are not allowed and that monopoles are very expensive and prohibitive to a lot of people. Peter Cummings stated that he felt it was necessary to have a wind energy ordinance, but he felt that the information in the current draft should be more reasonable and easier to use. He said that it should be more friendly and practical. He also felt that lattice type poles with guy wires should be allowed as well as heights up to at least 120 feet for individuals. The taller heights would be needed to get up to where the wind could actually be accessed. Chris *Stahl* agreed that he had issues with the limitations on heights. Eve Lauer had questions as to whom the qualified professional would be to do the environment analysis required for the utility grid. She was also in favor of the lattice type poles and thought that the location should be taken into account when approving any application that is presented. She also felt that the Planning Commission should have been close to being ready to finalize the ordinance since they were having a Public Hearing on the Wind Energy Ordinance, not just more conversation.

Wilderom made a motion to return to the regular meeting. Hollingsworth seconded the motion.

Vote: All yes.

Proposed: April 8, 2009

Approved: *May 13, 2009 with one correction. Page 1: Correct spelling for Chris Stahl's last name in the first paragraph.*

There was discussion regarding the timetable for removal of an unused WES and the requirement for a performance guarantee. It was agreed to implement twelve (12) months of non-use as being abandoned and twelve (12) months in which to remove the WES. It was decided to change the Interference with Residential Reception to add Residential/Commercial. There was discussion regarding reasonable rate of return and whether that should be considered when looking at a request for a taller pole. After a lot of discussion, it was decided that the maximum allowable height should be 120 feet for a residential wind energy system. That would make it less restrictive to the homeowner. The pros and cons were discussed in regards to the monopole and lattice type pole with guy wires. It was agreed that the monopole should be the only type allowed under this proposed ordinance. Public liability insurance must be maintained as long as the WES is in place. Randy Frykberg will update the proposed Ordinance with all of the requests discussed at this meeting and a final version, based upon the public hearing of 4-8-09, will be presented at the next Planning Commission meeting.

"Planners Moments" Seminar: It was agreed to postpone watching the two seminars until the next meeting.

UNFINISHED BUSINESS:

Discussion of Draft #7 C-1 and Draft #6 I-1: It was agreed to table the discussion of the proposed ordinances until the next meeting due to time constraints.

Zoning Administrator's Report: Randy Frykberg presented his written report.

Township Board Representative: Kristi Hollingsworth updated the Planning Commission regarding the budget, water system and road projects.

Planning Commission Comments: Pete Wallin had some questions regarding the Township road projects.

Public Comments: Alford LaCount had some comments regarding the banning of lattice type WES.

Arbaugh made a motion to adjourn. Hollingsworth seconded the motion.

Vote: All yes.

The meeting was adjourned at 9:30 p.m.

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The next regularly scheduled meeting will be May 13, 2009 at 7:00 p.m.

Submitted by:

Joey Arbaugh, Secretary

Transcribed by:
Susan Matsko
Township Secretary

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