

December 5, 2022 Planning Commission Meeting

7:06 Call to Order

Roll Call

- Present: Matt Oesterle, Laurie Koelling, Beth Smith, Jason Buher, Bill Schneider, Barb Kranz
- Absent: Kim Hafley

Approval of Agenda

- Correction to agenda: Remove Public Hearing from title
- Motion to approve corrected agenda L.Koelling
- Second J.Buher. Motion passed

Approval 10/24/22 Minutes

- Motion to accept 10/24/22 minutes B.Smith
- Second L.Koelling. Motion passed

New Business

- PC discussed zoning ordinance regarding wind turbines from attorney Hitch.
 - Section A. 1. PC recommends height stay the same.
 - Section A. 2. b. "All wind turbines shall be set back a minimum distance of one thousand (1000) feet from all property lines, right-of-ways, and habitable structures. Delete the rest of that section.
 - Section A.2.c. PC recommends density stay the same.
 - Section B.2. PC recommends noise emissions remain unchanged
 - Section B.9. PC recommends access to the site be by use of public roads, across participating parcels, or where easements have been obtained from non-participating parcels.
 - Section B.10. PC recommends adding this section which covers decommissioning requirements, including Performance Guarantees in the amount of 100 percent of the Decommissioning costs.
 - Section C.10. PC recommends adding that no amount of Shadow Flicker may fall on a non-participating parcel.
 - Section C.13 PC recommends adding that applicant shall provide a decommissioning and reclamation plan
 - Section C.14. PC recommends adding description of routes used for construction and Performance Guarantee for repair of damage caused by construction.
- Propose to board that WECF are only allowed on land zoned A-1
- Next step is to have Atty Hitch update Ordinance No. 103-17 with minor changes from the PC. Final draft will be presented to the board at the 12/12/22 Township Board meeting. PC is confident in our recommendation and will hold a public hearing at the March 20, 2023 quarterly meeting.

Old Business

- Event Barn Revisit.
 - Members Koelling and Buher feel as though without a final resolution on the books, residents of Alaiedon twp may operate events in barns at will.
 - It was stated that if there is no ordinance for such businesses the business would not be allowed to operate.
 - Twp officials will have to witness violations or have resident complaints relating to such business operations.
 - PC would like the twp board to revisit the last PC proposal and determine how the board would like to continue.

Adjourn

- Motion B.Smith
- Second B.Schneider. Motion passed
- Meeting adjourned 7:50

Minutes respectfully submitted by M.Oesterle, Chair and B.Smith, Board Rep.