

Lake Township  
Planning Commission Minutes  
January 28, 2009

Meeting Called to Order by Chairman Colletta at 7:04 P.M.

Roll call of members-by Chairman

Colletta-Aye

Lalley-Aye

Ehrlich-Aye

Geppert-Aye

Hartsell-Aye

Motion by Geppert Second by Lalley to approve minutes of November 19, 2008

Ayes: Colletta, Lalley, Ehrlich, Geppert,

Abstain: Hartsell

Approval of Agenda

Additions by Chairman Colletta

Open meeting for comments by public on Wind issues, or any other comments

Kim Depner issue regarding road side stand

Correspondence letter thanking Val McCallum for her service on Planning Board

New Business

No Site Plans to Review

Old Business

Concerns Regarding Wind Projects-Public Comments

John Depner concerned about Moratorium Date, Colletta stated is around end of March-have two more meetings before date. We do not necessarily have to finalize an ordinance by this date, There will be a public meeting sometime later in year, probably around May.

Val McCallum stated that planning commission could make motion to recommend to the Township Board to extend Moratorium date.

Question if information sent to County, documents sent to county as courtesy, no mandate, question if county ordinance can precede Township Ordinance, No.

Question from DTE representative to Lou if any one has seen draft ordinance yet and Lou stated no, will be at public hearing.

Val McCallum stated that she had a study from a MSU student of the Harvest Wind Project regarding the noise. Val read several excerpts from the study, will give contact information so Planning Commission can get copy of report.

Dan Depner had a written letter that he wanted to submit to the Board, with several questions on it that he read some of the letter to the Board and public at the meeting.

Lou stated that the lawyer that the Planning Commission hired, Stoddard, looked at an initial draft of wind ordinance, he made some corrections, he is out of Wisconsin and stated that Michigan has different laws, he recommend that a lawyer from Michigan look at draft also.

Comment from Mr. Kloc about rights of farmers who own land, that there is some resentment of them getting money, also that it is really tough to find an unbiased person. Also, he wanted to know what is to

*Planning Board Minutes of 1/28/09*

*Page 1 of 2 Drafted 1/28/09*



close and what is to far. He stated that with the change in the Township Board they might have different direction.

Comment from Gene Champagne-Oliver Township resident who lives in Harvest Wind Farm District. He stated that he is 1350 feet from three wind mills. He stated that the MSU student used his property for his test site. He stated that Oliver Township Clerk recommended to him ½ mile radius. He stated that once wind mills are built you are on your own.

Mike Serfin ½ mile would eliminate all land for wind project

Louis Bushey stated that Robert Krohn did not state a ½ mile. Rest of Board except Hartsell stated that he did.

Clay Kelterborn stated that Mr. Krohn was next to him and stated that a non participating resident should be able to have a ½ mile if wanted to.

DTE stated that they did an annual wind speed analysis of one square mile area. They stated they do study of operating a fleet of units, not study's on individual units. 12.7 % projected at least 30 % average before build. Need wind of at least 10 miles per hour to produce, under 8 miles will not produce.

Ralph Ross concerned about possible health issues and concerns for neighbors surrounding turbines.

Lou stated that we also need to look at Master Plan.

Were also concerns about property values

DTE stated that turbines needed to be spaced out at certain distances to give maximum output.

He stated usually the section is 1 mile and 5 turbines per mile on average.

DTE stated they do not know what safe setback is but have hired noise consultants. He stated that there is also setbacks for microwave towers and beam paths that have to be met before turbines are built.

Chairman Colletta called for a 5 minute break all agreed at 8:11 P.M.

Meeting resumed at 8:16 P.M.

Colletta brought up again about Lawyer Stoddard reviewing draft and recommending a Michigan Lawyer look at it. Colletta stated that he talked to an unbiased lawyer from Otsego County that has dealt with wind turbines in that area. He had a list of items that she would need from Planning Commission and would like a list of concerns from each planning board member. Colletta stated that her fee was \$175.00 per hour. Colletta stated that we had money under lawyer and consultant fees to cover her fees. He stated that the board paid \$500.00 so far to Lawyer Glenn M. Stoddard. She would write ordinance and fine tune it.

Lalley made motion second by Colletta to enter into record minutes from Oliver Township reference F.O.I.A request, with part of minutes involving letter from Eugene Champagne. Ayes All

Motion by Lalley second by Ehrlich to send draft of ordinance to Lawyer Susan Topp for fine tuning. Ayes All

Discussion regarding RR District-Building restrictions based on lot size

Motion by Geppert second Lalley have township secretary Mary Johnson prepare document reference above RR District restrictions. Ayes All

Exterior Lighting-Tabled so Hartsell can look over

Mining and Mineral Extraction-Look over sample ordinance possibly check with other local townships.

Kim Depner Produce Stand issue near Konke and Griggs Road ordinance states that you can sell only what is produced from your farm. Will check into other areas to see what is legal to sell. Dan Depner stated that he mainly sells pumpkins and a few candy bars.

Public Comments:

Bob Sivers stated to check with MTA reference different sample ordinances, Lou stated that he has been in contact with them.

Dan Depner stated to check with state as there is different rules regarding agriculture and commercial.

Val McCallum presented more articles to the Board reference wind issues.  
There were approximately 16 guest present at the meeting.

Motion by Ehrlich second by Geppert to adjourn. Ayes All

Respectfully submitted

Dale Hartsell