

WORK STUDY

CHARTER TOWNSHIP OF VAN BUREN BOARD OF TRUSTEES SEPTEMBER 30, 2013 WORK STUDY MEETING, TENTATIVE AGENDA

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Supervisor Combs	_____	Trustee McClanahan	_____
Clerk Wright	_____	Trustee Miller	_____
Treasurer Budd	_____	Engineer Nummer	_____
Trustee Hart	_____	Attorney McCauley	_____
Trustee Jahr	_____	Secretary Cline	_____

UNFINISHED BUSINESS:

NEW BUSINESS:

1. Discussion on Dissolution of Industrial Development Districts 4, 6, 11, 12, 13, 14, 15, 17 and 22.
2. Discussion on Sustainable Energy Ordinance amending Zoning Ordinance by adding new sections for Wind Energy Systems and Solar Energy Systems.

CLOSED SESSION:

ADJOURNMENT:

Charter Township of Van Buren

Agenda Item: WIS #1

REQUEST FOR BOARD ACTION

WORK STUDY MEETING DATE:

9-30-13

BOARD MEETING DATE:

10-15-13

Consent Agenda _____

New Business x _____

Unfinished Business _____

Public Hearing _____

Public Hearing:
1. Consider Dissolution of Industrial Development Districts 4, 6, 11, 12, 13, 14, 15, 17 and 22

ITEM (SUBJECT) **Agenda Item:**
2. Consider adoption of Resolution 2013-16, Dissolution of Industrial Development Districts # 4, 6, 11, 12, 13, 14, 15, 17 and 22

DEPARTMENT Assessing

PRESENTER Linda M. Stevenson, Assessment Coordinator

PHONE NUMBER 734-699-8946

INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)

Agenda topic

ACTION REQUESTED

Adoption of Resolution 2013-16, Dissolution of Industrial Development District Numbers 4, 6, 11, 12, 13, 14, 15, 17 and 22 as described in Exhibit A attached hereto.

BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)

1. In accordance with Act No. 198 of the Public Acts of 1974, as amended, the Board of Trustees has the authority to dissolve "Industrial Development Districts" within the boundaries of the Township.
2. By dissolving these districts it will allow the Township Board the opportunity to completely review each applicant on an as needed basis and institute a distinct approach when reviewing any new tax abatement applications.
3. District #4, 6, 11, 12, 13, 14 were created between 1978 and 1988. District #15 was created in 1995, District #17 was created in 2001 and District 22 was created in 2009. There are no Industrial Facilities Exemptions in effect in any of these districts.
4. A notice of the Public Hearing with the corresponding legal descriptions was published in the Township's paper of record on October 3rd and October 10th, 2013 as required. (Section 207.554)MCL.
5. Owners of record for all parcels located in these districts were given 14 days' written notice by certified mail for the right to appear and be heard.

BUDGET IMPLICATION N/A

IMPLEMENTATION NEXT STEP Approval of Resolution 2013-16

DEPARTMENT RECOMMENDATION Approval

COMMITTEE/COMMISSION RECOMMENDATION N/A

ATTORNEY RECOMMENDATION N/A

APPROVAL OF SUPERVISOR _____

[Signature]



EXHIBIT A

IDD DISTRICT #4

03E PART OF W 1/2 OF THE NE 1/4 OF SEC 3 BEG N89DEG 54M 30S E 1342.52FT AND S0DEG 46M 20S E 278.91FT FROM N 1/4 COR OF SEC 3 TH S78DEG 38M 0S W 818.89FT TH S9DEG 05M 30S E 100.18FT AND S1DEG 47M 45S W 709.16FT TH N78DEG 30M 22S E 836.82FT TH N0DEG 46M 20S W 802.31FT POB 14.85 AC

IDD DISTRICT #6

* 24C228A - - 235A2B,A3/JJ1B1/QQ * PART OF LOTS 228, 229, 230, 232, AND 235 ALSO LOT 234 ALSO PART OF VAC HAGGERTY STREET ALSO PART OF SW 1/4 SEC 24, T3S, R8E DESC AS BEG FROM THE SE COR OF SAID LOT 229: TH S 00DEG 08MIN 00SEC E, 186.36 FT; TH N 85DEG 38MIN 25SEC W, 626.51 FT; TH ALONG A CURVE CONC TO RIGHT RAD 939.65 FT, ARC 795.45 FT, CH N 61 DEG 23MIN 19 SEC W, 771.91 FT; TH N 36DEG 59MIN 43SEC W, 101.20 FT; TH N 00DEG 14MIN 37SEC E, 13.86 FT; TH N 73MIN 24MIN 40SEC E, 1325.07 FT; TH S 16DEG 35MIN 20SEC E, 50.00 FT; TH N 73DEG 24MIN 40SEC E, 400.00 FT; TH ALONG A CURVE CONC TO RIGHT RAD 500.00 FT, ARC 216.69 FT, CH S 54DEG 39MIN 00SEC E, 215.00 FT; TH ALONG A CURVE CONC TO LEFT RAD 600.00 FT, ARC 287.75 FT, CH S 53DEG 42MIN 00SEC E, 285.00 FT; TH ALONG A CURVE CONC TO RIGHT RAD 400.00 FT, ARC 220.79 FT, CH S 52DEG 17MIN 00SEC E, 218.00 FT; TH S 36DEG 12MIN 00SEC E, 306.00 FT; TH ALONG A CURVE CONC TO LEFT RAD 200.00 FT, ARC 108.32 FT, CH S 50DEG 24MIN 00SEC E, 107.00 FT; TH S 65DEG 52SEC 00MIN E, 29.17 FT; TH S 13DEG 36MIN 31SEC E, 51.57 FT; TH ALONG A CURVE CONC TO RIGHT RAD 1540.97 FT, ARC 876.14 FT, CH S 78DEG 04MIN 18SEC W, 864.39 FT; TH N 85DEG 38MIN 25SEC W, 305.93 FT; TH N 00DEG 08MIN 00SEC W, 62.39 FT; TH S 89DEG 50MIN 41SEC E, 33.00

FT; TH N 00DEG 08MIN 00SEC W, 244.54 FT; TH N 78DEG 30MIN 40SEC E, 267.50 FT; TH N 24DEG 28MIN 30SEC W, 94.10 FT; TH N 14DEG 23MIN 40SEC W, 60.64 FT; TH S 78DEG 28MIN 00SEC W, 276.40 FT; TH S 65DEG 26MIN 20SEC W, 66.00 FT; TH S 24DEG 33MIN 40MIN E, 136.62 FT; TH S 00DEG 08MIN 00SEC E, 108.67 FT TO POB; A = 35.4 ACRES; - K - 35.4 AC

IDD DISTRICT # 11

27P1 THAT PART OF THE E 1/2 OF THE E 1/2 OF THE NW 1/4 OF SEC 27 LYING S OF THE WABASH R R ROW AND N OF THE CEN LINE OF SAVAGE RD 4.90 ACRES

IDD DISTRICT # 12

12R1B1 PT OF SW 1/4 SEC 12 T3S R8E DESC AS BEG N89DEG 45M 57S E 60.07FT FROM W 1/4 COR SEC 12 TH N89DEG 45M 57S E 802.30FT TH S02DEG 27M 57S E 654.96FT TH S89DEG 45M 57S W 795.07FT TH N03DEG 05M 50S W 655.28FT TO POB 12.00 AC

IDD DISTRICT # 13

04B1A,C1,D1 PT OF NE 1/4 SEC 4 T3S R8E DESC AS BEG S 00D 07M 40S W 216.80 FT AND S 89D 07M 15S W 63.00 FT FROM NE COR SEC 4- TH S 00D 07M 40S W 706.99 FT-TH S 89D 07M 15S W 801.00 FT- TH N 00D 07M 40S E 706.99 FT- TH N 89D 07M 15S E 801.00 FT TO POB 13.00 AC

*04B1,B2,C2,D2 PT OF NE 1/4 SEC 4 T3S R8E DESC AS BEG S 00D 07M 40S W 156.79 FT AND S 89D 07M 15S W 63 FT FROM NE COR SEC 4- TH S 00D 07M 40S W 60.01 FT-TH S 89D 07M 15S W 801.00 FT- TH S 00D 07M 40S W 706.99 FT- TH N 89D 07M 15S E 801.00 FT -TH S 00D 07M

40S W 62.10 FT -TH S 78D 41M 10S W 1267.22 FT -TH N 00D 38M 45S
W 1058.49FT -TH N 89D 07M 15S E 1256.52 FT TO POB 14.09 AC

IDD DISTRICT #14

0341 PART OF NE 1/4 SEC 3 T3S R8E BEG N89DEG 46M 40S E 1373.55FT
AND N0DEG 53M 15S W 536.98FT FROM CEN 1/4 COR OF SEC 3 TH
S89DEG 06M 45S W 463.94FT TH N0DEG 53M 15S W 1083.27FT TH
N78DEG 30M 22S E 472FT TH S0DEG 53M 15S E 1170.17FT POB 12.00
AC

03F2 PART OF NE 1/4 SEC 3 T3S R8E BEG N89DEG 46M 40S E 473.22FT
FROM CEN 1/4 COR OF SEC 3 TH N89DEG 46M 40S E 900.33FT TH
N0DEG 53M 15S W 536.98FT TH S89DEG 06M 45S W 463.94FT TH
N0DEG 53M 15S W 1083.27FT TH S78DEG 30M 22S W 370.39FT TH
S1DEG 47M 45S W 1543.34FT POB 20.16 AC

IDD DISTRICT # 15

*01U1A3,--V2B1B2*PT OF THE SW 1/4 OF SEC 1 T3S R8E DESC AS BEG S
01D 31M 58S E 667.45 FT AND S 89D 39M 33S E 60.02 FT FROM W 1/4
COR OF SEC 1--TH N 01D 31M 58S W 314.72 FT-TH S 89D 39M 41S E
230.38 FT-TH N 01D 31M 58S W 234.46 FT-TH S 89D 39M 41S E 0.15 FT-
TH N 01D 31M 58S W 118.27 FT-TH N 89D-39-41S W 0.15 FT-TH N 01D
30M 47S W 424.75 FT-TH N 89D 39M 41S W 230.38 FT-TH N 01D 30M
47S W 540.43 FT-TH 87D 46M 03S E 1292.36 FT-TH S 01D 55M 43S E
1023.45 FT-TH S 89D 39M 41S E 6.26 FT-TH S 01D 54M 06S E 315.55 FT-
TH S 01D 05M 54S W 351.87 FT-TH N 89D 39M 33S W 1292.49 FT-45.44
AC-K-45.44

PT OF SW 1/4 SEC 01 T3S R8E DESC AS BEG DUE N 1520.25 FT AND S
88D 12M 30S E 60.03 FT FROM SW COR OF SEC 01 TH DUE N 483.75 FT

TH S 88D 12M 30S E 653.60 FT TH DUE S 333.75 FT TH N 88D 12M 30S W 353.63 FT TH DUE S 150 FT TH N 88D 12M 30S W 299.97 FT TO POB 6.04AC

IDD DISTRICT #17

12 V1A2W1, VAC TAYLOR RD PT OF W 1/2 OF SW 1/4 OF SEC 12 T3S R8E BEG N 02D 23M 55S W 574.17 FT AND N 89D 08M 49S E 704.61 FT FROM SW COR OF SEC 12 -- TH N 89D 08M 49S E 198.97 FT - TH 97.08 FT ALONG A CURVE TO RT RAD 135.00 FT CHD BRG S 70D 15M 04S E 95.01 FT - TH 217.54 FT ALONG A CURVE TO LT RAD 75.00 FT CHD BRG N 47D 15M 23S E 148.91 FT -- TH N 89D 08M 49S E 282.00 FT - TH N 01D 52M 46S W 26.99 FT - TH N 89D 08M 49S E 75.90 FT - TH N 00D 51M 11S W 40.00 FT - TH N 89D 08M 49S E 121.61 FT - TH 346.10 FT ALONG A CURVE TO LT RAD 4039.72 FT CHD BRG S 23D 39M 49S E 346.00 FT - TH S 66D 15M 33S W 692.41 FT - TH S 74D 32M 14S W 294.02 FT - TH S 87D 18M 53S W 77.58 FT - TH N 02D 08M 34S W 532.02 FT TO POB. 9.63 AC -- K - 9.63

12 V1A1 PT OF W 1/2 OF SW 1/4 OF SEC 12 T3S R8E BEG S 88D 09M 27S E 60.16 FT AND N 02D 23M 21S W 50.14 FT FROM SW COR OF SEC 12 -- TH N 02D 23M 55S W 559.87 FT - TH N 89D 08M 49S E 644.73 FT - TH S 02D 08M 34S E 565.03 FT - TH S 87D 18M 53S W 316.58 FT - TH N 88D 09M 27S W 326.28 FT TO POB. 8.40 AC -- K - 7.91

IDD DISTRICT #22

01K1A1--S1,A3A PT OF NW 1/4 SEC 1 T3S R8E DESC AS BEG S 01D 28M 50S E 792.15 FT AND N 87D 51M 17S E 60.00 FT FROM NW COR SEC 1 TH N 87D 51M 17S E 360.46 FT TH N 01D 29M 29S W 731.29 FT TH N 87D 58M 14S E 805.23 FT TH S 58D 18M 00S E 144.07 FT TH S 01D 54M 06S E 1171.70 FT TH S 88D 06M 38S W 1018.23 FT TH N 01D 29M 29S

W 388.35 FT TH S 87D 51M 17S W 276.42 FT TH N 01D 28M 50S W
129.45 FT TO POB 28.40 AC

**CHARTER TOWNSHIP OF VAN BUREN
RESOLUTION 2013-16**

Resolved by _____, seconded by _____, that

Whereas, pursuant to Act No. 198 of the Public Acts of 1974, as amended, the Board of Trustees of the Charter Township of Van Buren has the authority to dissolve "Industrial Development Districts" within the boundaries of the township; and

Whereas, Industrial Development District Numbers 4, 6, 11, 12, 13, 14, 15, 17 and 22 described in Exhibit A attached hereto, no longer have any industrial facilities exemptions in effect and do not serve a useful purpose and ;

Whereas, the owners of all real property (as determined by the current assessment roll records) located within Industrial Development District Numbers 4, 6, 11, 12, 13, 14, 15, 17 and 22 were given 14 days' written notice by certified mail for the right to appear and be heard; and

Whereas, on _____, 2013 at 7:00 p.m. a public hearing was held at 46425 Tyler Road, Van Buren Township in the Board Room to dissolve Van Buren Industrial Development District Numbers 4, 6, 11, 12, 13, 14, 15, 17 and 22 at which hearing residents and taxpayers of the Charter Township of Van Buren had an opportunity to be heard; and

Therefore, be it resolved that, the Board of Trustees of the Charter Township of Van Buren hereby dissolve Industrial Development District Numbers 4, 6, 11, 12, 13, 14, 15, 17 and 22 as described in Exhibit A attached hereto.

Yeas:
Nays:
Absent:

* * * * *

I hereby certify that the foregoing is a true and correct resolution adopted by the Board of Trustees of the Charter Township of Van Buren at its _____ meeting of _____.

Leon Wright
Township Clerk

Charter Township of Van Buren

Agenda Item: WIS #2

REQUEST FOR BOARD ACTION

WORK STUDY MEETING

DATE: SEPTEMBER 30, 2013

BOARD MEETING DATE:

OCTOBER 13, 2013

Consent Agenda

New Business

Unfinished Business

Public Hearing

ITEM (SUBJECT)	First Reading of Sustainable Energy Ordinance 10-15-13
DEPARTMENT	Planning and Economic Development Department
PRESENTER	Arthur Mullen
PHONE NUMBER	699.8913
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	

Agenda topic

ACTION REQUESTED	
Consider First Reading of Ordinance 10-15-13; to amend the Charter Township of Van Buren Zoning Ordinance adding new sections 4.56 Wind Energy Systems and 4.57 Solar Energy Systems	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
<p>The Planning Commission voted unanimously at its April 22, 2009 meeting to recommend to the Board of Trustees to adopt an ordinance, to amend the Zoning Ordinance 6-2-92, by adding the Sustainable Energy Ordinance Sections 4.56 Wind Energy and Section 4.57 Solar Energy Systems.</p> <p>At the May 19, 2009 Board of Trustees meeting, the First Reading of the draft ordinance was withdrawn from the Board Agenda, and the ordinance has never returned. There are no records as to why the ordinance was withdrawn. Staff review of the draft ordinance does not indicate the rationale for the Board concern. The Planning and Economic Development Department has received an application for a solar energy system, and we are requesting that the ordinance be approved. Without the ordinance, this project is in jeopardy of not being able to be approved under existing rules.</p> <p>Attached information includes Proposed Ordinance and Planning Commission Meeting and Public Hearing Minutes.</p>	
BUDGET IMPLICATION	None
IMPLEMENTATION NEXT STEP	Approval
DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	Planning Commission Recommends Approval
ATTORNEY RECOMMENDATION	N/A
(May be subject to Attorney/Client Privilege and not available under FOIA)	
ADDITIONAL REMARKS	
APPROVAL OF SUPERVISOR	

**CHARTER TOWNSHIP OF VAN BUREN
COUNTY OF WAYNE, STATE OF MICHIGAN
ORDINANCE NO. 10-15-13**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE 6-2-92, AS AMENDED, OF
THE CHARTER TOWNSHIP OF VAN BUREN TO ADD REGULATIONS
PERTAINING TO:**

SUSTAINABLE ENERGY SYSTEMS

THE CHARTER TOWNSHIP OF VAN BUREN ORDAINS:

Section 1. Ordinance Amendment.

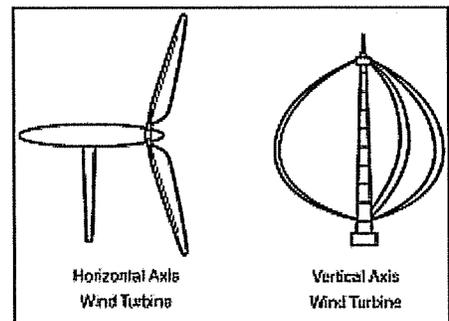
Pursuant to this Ordinance, there shall be created in the Charter Township of Van Buren Zoning Ordinance new Sections 4.56 Wind Energy Systems and 4.57 Solar Energy Systems reading as follows, upon the effective date of this Amendment:

SECTION 4.56 WIND ENERGY SYSTEMS

- A. **Purpose.** It is the purpose of this Section to promote the safe, effective, and efficient use of wind energy systems to reduce or replace on-site consumption of utility supplied electricity. It is the purpose of this Section to standardize and streamline the review and permitting process for small wind energy systems.
- B. **Findings.** The Township has found that wind energy is an abundant, renewable, and nonpolluting energy resource and that its conversion to electricity will reduce our dependence on non-renewable energy resources and decrease air and water pollution that results from the use of conventional fossil-fuel inputs. Wind energy systems will also enhance the reliability and power quantity of the power grid, reduce peak power demands, and help diversify the Township's energy supply portfolio.
- C. **Definitions.** The terms used in this section have the following meanings:

Ambient Sound Level. The amount of background noise at a given location prior to the installation of a wind energy system which may include, but not be limited to, traffic, machinery, lawnmowers, human activity, and the interaction of wind with the landscape. The ambient sound level is measured on the dB(A) weighted scale as defined by the American National Standards Institute.

Height. The vertical distance from grade level adjacent to the base of the structure to the center of the hub for a horizontal axis wind turbine or the highest point of a vertical-axis wind turbine.



Roof-Mounted Energy System. A type of small wind energy conversion system that is mounted on a roof with a height not greater than 15 feet above the ridgeline of a pitched roof or parapet of a flat roof.

Small Wind Energy System. A small wind energy conversion system consisting of a wind turbine, tower or axis, blades or blade system, and associated control electronics primarily intended to reduce on-site consumption of utility power.

Tower Mounted Wind Energy System. A wind energy conversion system that is mounted on a freestanding or guyed tower attached to the ground, and not attached to any other permanent or temporary structure.

Utility Wind Energy System. A utility wind energy conversion system consisting of a wind turbine, tower or axis, blades or blade system, and associated control electronics primarily intended to provide wholesale or retail energy to the public utility electric grid for off-site consumption.

Wind Energy System. Any wind energy conversion device including all associated control or conversion electronics.

D. Where Permitted.

1. Small Wind Energy Systems are permitted by right in any zoning district, provided that the requirements of this Section are met.
2. Utility Wind Energy Systems may be permitted in any zoning district subject to special approval, recommended by the Planning Commission and approved by the Township Board, provided that the requirements of this Section and all requirements of Section 4.46 (Special Approval Uses) of this Ordinance are met.

E. Review Procedures and Standards.

1. Small Wind Energy Systems.
 - a. Submittal Requirements. Applications for small wind energy systems shall be reviewed administratively by the Township Department of Developmental Services. The applicant shall submit a plan complying with the requirements for Administrative Review of site plans (Section 4.33) and all other requirements listed on the application form.
 - b. If the applicant requests a height modification, the application shall be reviewed by the Planning Commission following a public hearing held in accordance with the requirements the Michigan Zoning Enabling Act (PA 110 of 2006, as amended).

2. Utility Wind Energy Systems. The review process for any utility wind energy system shall follow the special land use review process set forth in this Zoning Ordinance and meet all requirements of this Section and Section 4.46 (Special Approval Uses) of this Ordinance.
 3. Performance Guarantee. All applications shall be accompanied by an irrevocable letter of credit or cash bond, to be deposited at the time of receiving a building permit for the wind energy system, in an amount sufficient to ensure the decommissioning and removal of the system when it is abandoned or no longer needed, and to restore any public road or other infrastructure that may be damaged during wind energy system construction. The performance guarantee shall be in a form acceptable to the Township and deposited at the time of issuance of the required building permit.
 4. Insurance. The applicant shall submit proof of sufficient property damage and liability insurance.
 5. Utility Connection. The applicant shall submit evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned wind energy generator and that such connection has been approved. Off-grid systems shall be exempt from this requirement.
- F. **General Standards**. The following requirements are applicable to all wind energy systems.
1. Noise. A wind energy system shall not generate a noise level greater than 55 dB(A), measured at the property line, for more than three minutes in any hour of the day. EXCEPTION: if the constant ambient sound level exceeds 55 dB(A), measured at the base of the wind energy system, a decibel level of the ambient dB(A) plus 5 dB(A) shall not be exceeded for more than three minutes in any hour of the day.
 2. Shadow Flicker. Shadow flicker is a term used to describe what happens when rotating wind turbine blades pass between the viewer and the sun, causing an intermittent shadow. The application for a wind energy system shall include a shadow flicker analysis demonstrating locations and expected durations of shadow flicker will occur between sunrise and sunset over the course of a year, along with measures the applicant will take to eliminate or mitigate to the maximum extent practical the effects of shadow flicker on adjacent or nearby affected properties.
 3. Lighting. No wind energy system shall be artificially lighted unless required by the Federal Aviation Administration (FAA).
 4. Appearance, Color, and Finish. The wind energy system shall be maintained in the color or finish that was originally applied by the manufacturer, unless

otherwise approved in the building permit. All wind energy systems shall be a single non-reflective, non-obtrusive, matte finished color (e.g. white, gray, black). Wind energy systems shall not contain lettering, company insignia, advertising, or graphics on the tower, hub or blades that are visible beyond the property boundaries. Nacelles may have lettering that exhibits the manufacturers and/or owners identification.

5. Signs. A sign, not to exceed four square feet in area, shall be placed near the tower or operations that will contain emergency contact information and warn visitors about the potential of falling ice. All signs other than the aforementioned manufacturer or installer's identification, warning signs, or owner identification signs are prohibited. EXCEPTION: Not more than one instructional or educational sign, located at the base of the wind energy facility or its enclosure, shall be permitted. The instructional or educational sign shall not exceed six square feet in area and four feet in height.
6. Electrical Wires. All electrical wires associated with a wind energy system other than wire necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box, and grounding wires shall be located underground.
7. Compliance with Electrical Code. Building permit applications for wind energy systems shall be accompanied by line drawings of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code.
8. Construction Codes, Towers and Interconnection Standards. Wind energy systems, including towers, shall comply with all applicable state construction and electrical codes and local building permit requirements. Wind energy systems, including towers, shall comply with the FAA requirements, the Michigan Airport Zoning Act (Public Act 23 of 1950, MCL 259.431 *et seq.*), the Michigan Tall Structures Act (Public Act 259 of 1959, MCL 259.481 *et seq.*), and other applicable local and state regulations. A wind energy system connected to the public utility electrical grid shall comply with Michigan Public Service Commission and Federal Energy Regulatory Commission standards; off-grid systems are exempt from this requirement.
9. System Access. Small wind energy systems shall be designed and installed such that step bolts, ladders, or other means of access readily accessible to the public are located at least 8 feet above grade level. Utility wind energy systems shall not be climbable on the exterior.
10. Safety. A wind energy system shall have automatic braking, governing, or a feathering system to prevent uncontrolled rotation or over speeding. All wind towers shall have lightning protection. If a tower is supported by guy wires, the

wires shall be clearly visible to a height of at least six feet above the guy wire anchors.

11. Minimum Ground Clearance. The lowest extension of any blade or other exposed moving component of a wind energy system shall be at least 20 feet above ground (the highest point of the natural grade within 30 feet of the base of the tower) and, in addition, at least 20 feet above any outdoor surface intended for human use, such as balconies or roof gardens, that are located directly below the wind energy system.
12. Wind Access. The Township makes no assurance of wind access.
13. Building Mounted Wind Energy Systems. Building mounted wind energy systems shall be limited to roof mounting and shall not be mounted on any other building wall or surface.

G. **Small Wind Energy Systems.** The following standards are applicable to small wind energy systems:

1. Minimum Site Area and Number of Systems. A small wind energy system may only be located on a lot with a minimum area of 1 acre. No more than one small wind energy system shall be permitted per lot.
2. Height. The maximum height for the fixed portion of the tower, excluding the blades or blade system, for small wind energy systems shall be based on the area of the parcel in question. In no case shall a small wind energy system exceed height limits imposed by FAA regulations.

<u>Parcel Area</u>	<u>Maximum Tower Height</u>
1 – 5 acres	65 feet
5.01 – 10 acres	100 feet
Greater than 10 acres	No maximum

3. Setbacks.

- a. The minimum setback for any tower-mounted small wind energy system from any property line shall be equal to 1.5 times the height of the tower, plus the height of the blade when the blade is in the full vertical position.

- b. The minimum setback for any tower-mounted small wind energy system from a road right of way or overhead utility line shall be equal to 1.5 times the height of the wind turbine unless written permission is granted by the governmental agency with jurisdiction over the road or the affected utility.
 - c. Roof-mounted small wind energy systems shall be set back a minimum of 15 feet from any property line, or the required building setback in the applicable Zoning District, whichever is greater.
 - d. Tower-mounted small wind energy systems may not be located in the required or non-required front yard of any lot. EXCEPTION: For scenic lots only, if the principal building is set back 200 feet or more from the street, tower-mounted systems may be located in the front yard provided that a minimum 150-foot front yard setback is provided.
4. Removal. If a small wind energy system ceases to perform its intended function for more than 12 consecutive months or has been abandoned, the property owner shall remove the wind energy system, electrical components, and all other associated facilities no later than 90 days after the end of the 12-month period.

Where the removal of a small wind energy system that has been abandoned or has ceased to perform its intended function has not been lawfully completed as required above, and after at least 30 days written notice, the Township may remove or secure the removal of the facility or portion thereof, with the Township's actual cost and reasonable administrative charges to be drawn from the performance guarantee posted, or the costs and charges may be placed as a lien on the property. A lien on the property shall be superior to all other liens except taxes.

H. **Utility Wind Energy Systems.** The following standards are applicable to utility wind energy systems:

- 1. Minimum Site Area. Utility wind energy systems may only be developed on a zoning lot with an area of 20 acres or greater.
- 2. Setbacks. Any utility wind energy system shall be set back a distance equal to 1.5 times the height of the tower, plus the height of the blade when the blade is in the full vertical position, from any property line, road right of way, or overhead utility line.
- 3. Towers. Utility wind energy systems shall use tubular monopole towers, and shall not contain lettering, company insignia, advertising, or graphics on the tower, hub or blades that are visible beyond the property boundaries. Nacelles may have lettering that exhibits the manufacturers and/or owners identification.

4. Tower Separation. Tower separation shall be based on (1) industry standards, (2) manufacturer recommendation, and (3) the characteristics [prevailing wind, topography, etc.] of the particular site location, and upon the setback and separation requirements of this Zoning Ordinance. Documents shall be submitted by the developer/manufacturer confirming specifications for tower separation.
5. Environmental Impact. The applicant shall submit an environmental impact analysis prepared by a qualified third party assessing any potential impacts on the natural environment including, but not limited to wetlands and other fragile ecosystems, historical and cultural sites, wildlife, bird and bat migration patterns, and antiquities. The applicant shall take appropriate measures, to the maximum extent practical, to minimize, eliminate or mitigate adverse impacts identified in the analysis. If the adverse impacts cannot be sufficiently mitigated or eliminated, the Township Board shall deny the request for special land use approval for the utility wind energy system.
6. Community Impact. The applicant shall be responsible for repairing any public roads or other public infrastructure damaged or otherwise worn beyond typical usage by the construction of the utility wind energy system. Within 90 days of completion of the construction, the public roads and other infrastructure shall be restored to the same condition as they were immediately preceding the usage of that road or infrastructure. If the restoration has not been completed within the above time period, and after at least 30 days written notice, the Township may complete the restoration, with the Township's actual cost and reasonable administrative charges to be drawn from the performance guarantee posted, or the costs and charges may be placed as a lien on the property. A lien on the property shall be superior to all other liens except taxes.
7. Decommissioning. The following decommissioning requirements shall apply:
 - a. The applicant for a utility wind energy system shall complete decommissioning within 12 months after the end of the useful life of the facility. Upon request of the owner, and for good cause, the Township Board may grant a reasonable extension of time. Each utility wind energy system shall be presumed to be at the end of its useful life if no electricity is generated for a continuous period of 12 months. All decommissioning expenses are the responsibility of the owner(s) or operator(s).
 - b. Decommissioning shall include the removal of each wind energy system, buildings, electrical components, and other associated facilities. The site and any disturbed earth shall be stabilized, graded, and cleared of any debris by the owners of the wind energy system(s). If the site is not to be used for agricultural practices following removal, the site shall be seeded to prevent soil erosion.

- c. The applicant shall submit a decommissioning plan, including the following items of information:
 - i. The anticipated life of the project.
 - ii. The estimated decommissioning costs and net salvage value in present dollars.
 - iii. The method of ensuring funds will be available for decommissioning and removal of towers, and restoration of the site to a pre-construction condition. The method to ensure funds shall include, at a minimum, the depositing of an irrevocable letter of credit or a cash escrow with the Township at the time the building permit(s) are issued, in an amount sufficient to ensure the required removal, decommissioning, and site restoration. If the owner/operator fails to complete the required removal, decommissioning and restoration within 90 days of the end of the 12 month period, and after at least 30 days written notice, the Township may proceed to complete the decommissioning, removal and site restoration.
 - iv. Anticipated manner in which the project will be decommissioned and the site restored.

8. Electromagnetic Interference. No utility wind energy system shall be installed in any location where its proximity to existing fixed broadcast, retransmission, or reception antennae for radio, television, or wireless phones or other personal communication systems would produce electromagnetic interference with signal transmission or reception unless the applicant provides a replacement signal to the affected party that will restore reception to at least the level present before operation of the wind energy system. No utility wind energy system shall be installed in any location within the line of sight of any existing microwave communications link where operation of the wind energy system is likely to produce electromagnetic interference in the link's operation unless the interference is insignificant. The applicant shall provide evidence at the time of the application for approval of the wind energy system that there will be no electromagnetic interference.

9. Complaint Resolution. The applicant shall develop a process to resolve any potential complaints from nearby residents concerning the construction and operation of the project. The process may use an independent mediator or arbitrator and shall include a time limit for acting upon a complaint. The process shall not preclude any governmental body from acting on a complaint. The applicant shall maintain and make available to nearby residents a telephone number where a project representative can be reached during normal business hours.

SECTION 4.57 SOLAR ENERGY SYSTEMS

A. **Definitions.**

Solar Energy System. A solar photovoltaic cell, panel, or array that converts solar energy to usable thermal, mechanical, chemical, or electrical energy.

Solar Storage Battery. A device that stores energy from the sun and makes it available in an electrical form.

B. **Rooftop Solar Energy Systems.** Rooftop and building mounted solar energy systems are permitted in all zoning districts., subject to the following regulations:

1. Roof mounted systems shall not extend more than 4 feet above the surface to which it is affixed.
2. No solar energy system may protrude beyond the edge of the roof.
3. A building permit shall be required for installation of rooftop and building mounted systems.

C. **Ground Mounted Solar Energy Systems.** Ground mounted and freestanding solar energy systems are permitted in all zoning districts, subject to the following regulations:

1. Location. The solar energy system may not be located in either the required or the non-required front yard of any lot, and shall be set back a minimum of 10 feet from any side or rear property line. EXCEPTION: For scenic lots only, if the principal building is set back 200 feet or more from the street, a solar energy system may be located in the front yard provided that a minimum 150-foot front yard setback is provided.
2. Height. The height of the solar energy system and any mounts shall not exceed 10 feet when oriented at maximum tilt.
3. Building Permit. A building permit shall be required for any ground mounted solar energy system.
4. Area. No more than 20% of the total lot area may be covered by a ground mounted solar energy system. Further, the lot area covered by all ground-mounted solar energy systems shall be included for purposes of determining compliance with Zoning Ordinance lot coverage maximums.

D. **Batteries.** When solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure when in use, and when no longer used shall be disposed of in accordance with applicable laws and regulations.

- E. **Removal.** If a solar energy system ceases to perform its intended function for more than 12 consecutive months, the property owner shall remove the collector, mount, and associated equipment and facilities no later than 90 days after the end of the 12 month period.

Where the removal has not been lawfully completed as required above, and after at least 30 days written notice, the Township may remove or secure the removal of the solar energy system or portion thereof, with the Township's actual cost and reasonable administrative charges to be placed as a lien on the property. A lien on the property shall be superior to all other liens except taxes.

- F. **Solar Access.** The Township makes no assurance of solar access.

Section 2. Conflicts. If any provision of the Zoning Ordinance conflicts with this amendment to the Zoning Ordinance, the most restrictive provision shall apply.

Section 3. Severability. This Ordinance and the various parts, sentences, paragraphs, sections, and clauses thereof are hereby declared to be severable. Should any part, sentence, paragraph, section, or clause be declared unconstitutional, null, or void by a court of competent jurisdiction, such declaration shall not have any effect on the validity of the remaining parts, sentences, paragraphs, sections, and clauses of this Ordinance.

Section 4. Effective Date. This Ordinance shall be effective upon publication in a newspaper of general circulation within the Township.

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Van Buren, County of Wayne, State of Michigan, at a Regular Meeting, called and held on the _____ day of _____, 2013.

YEAS:

NEAS:

ABSENT:

ABSTAINED:

I hereby approve the foregoing Ordinance.

Leon Wright, Township Clerk

Linda Combs, Township Supervisor

Adopted:

Published:

Effective:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
WORK STUDY SESSION MINUTES
March 11, 2009**

Chairperson Thompson called the Work Study session to order at 7:30 p.m. Present: Thompson, Boynton, Franzoi, McKenna, Koscielny, Kelley and Budd. Staff present: Director Swallow and Secretary Smolen. McKenna Associates representatives present: Sally Hodges. There was 1 person in the audience.

Welcome new member Bryon Kelley. No additions/changes to the agenda.

Item # 1 DISCUSSION OF SUSTAINABLE ENERGY ORDINANCE

Hodges reviewed the draft Sustainable Energy Ordinance. New section 4.56 – 4.58 would be added to the general provision article of the Zoning Ordinance. The major portion of the amendment has to do with providing regulations for wind energy. The ordinance amendment provides a distinction between two categories, small wind energy and utility systems. Small wind energy systems would supplement DTE utility and would be approved thru administrative review; however requests for height modifications would require Planning Commission action. Utility systems are Special Use Approval through the Planning Commission with recommendation to the Township Board.

Topics discussed:

1. Size, height, setbacks and minimum parcel size (height of turbine + blade length +5 feet)
2. FAA and MDOT aeronautical provisions
3. Add language to E 1.a. Submittal Requirements identifying items for site plan review
4. Color and finish; to be gray or white in a non-reflective matte finish
5. Signage
6. Located in rear yards, provisions for scenic lots
7. Add language for a maintenance, compliance with construction and building codes
8. Add a Removal Clause

Solar Energy Systems are Rooftop mounted or Ground mounted. Hodges reviewed the setbacks and height for ground mounted panels. The location of ground mounted systems is permitted in the rear yard only. The Commission discussed adding disclaimer language and removing the draft Section 4.58 Solar Access Permit language.

Swallow reviewed a time table for the approval and adoption for the sustainable energy Zoning Ordinance Amendment.

Commission Comments:

Budd asked Mr. Smith to point out on the areal photo the building proposed for the addition.

Swallow reviewed the criteria for and procedures set forth in sections 4.31 through 4.37 for site plan approval. The list of requirements will be completed by Mr. Smith and noted in a revised review letter prior to the next Planning Commission meeting. Swallow reviewed his letter dated March 20, 2009 stating the pattern of development in the neighborhood along Buttrig Road is rural residential. The existing detached accessory structures are located in the rear yards of the properties and do not appear intrusive or out of character in the neighborhood.

McKenna questioned Section 4.14 #7 Modifications of Requirements stating the ordinance allows the Commission to modify any of the requirements of the section for an accessory structure located in a residential district. This proposal request is located in an agricultural district.

Hodges responded by noting in the ordinance item # 7 is a sub item to heading C. Heading C says the following regulations shall apply to accessory structure in the residential zoning districts and are defined which include the agricultural districts.

Koscielny asked if a concrete slab would be required to be installed for the roll up door. This would be a building code construction item.

The Commissioners continued to discuss the requirements for site plan approval. Thompson explained although the ordinance makes it difficult for an applicant to comply with the ordinance as it is written, the Commission has in past considered characteristics within the neighborhood or that part of the community which may have lent itself to what the applicant is proposing. The Commission will take into consideration the surrounding neighborhood and structures in the area as part of the application.

Public Comment: None

**Motion Budd, second Franzoi to close the public hearing.
MOTION CARRIED**

General Discussion:

Hodges reviewed the proposed Sustainable Energy Zoning Ordinance Amendment. The proposal includes two new sections 4.56 Wind Energy Systems and 4.57 Solar Energy Systems. Some of the changes to the proposal included making the language match the terminology of the ordinance; signs, appearance and color, set backs, acres and height, and documents to be submitted for administrative review and approval.

McKenna proposed to add language restricting the small wind energy systems from being connected to the sides of a building facing the road.

Swallow stated this may pertain to commercial structures and do we restrict the location of the system. This may depend on the orientation of the building and the appearance.

Hodges stated it was reasonable to require the system to be located on the roof and the language should be in the ordinance.

The Commissioners discussed the side and roof mounted systems and gave a consensus that language should be added requiring systems to be roof mounted.

Swallow asked if the set back requirements would be problematic for wind farms where a cable is installed above ground to service the wind farm.

Hodges stated there is a requirement to install wires underground other than the wire necessary to connect the tower wiring.

McKenna mentioned the possibility of utility easement access for metered towers.

Thompson asked for clarification on the Review Procedures and Standards # 8 language "off grid systems are exempt from this requirement. Are they exempt from the entire construction code requirements or just the Public Service Commission and the Federal Energy Regulatory Commission Standards?"

Hodges stated the language is referring to the Public Service and Federal Energy Regulatory Standards not the construction codes. The item would be reviewed and clarified.

Thompson asked under # 8 how one would know preconstruction if there would be interference from the tower other than within the site line. Should information be submitted as part of the site plan approval?

Swallow suggested adding language noting a study must be completed and submitted prior to an approval.

The Commission discussed who would be the enforcing agency and receiving application approvals from the other regulating towers.

Hodges stated language would be added "The applicant shall provide evidence that there will be no electromagnetic interference."

Audience Comments:

An audience member asked if there was a concern for noise pertaining to the small systems.

Thompson stated there are provisions on the amount of noise that is allowable and the industry standards.

The Commission recommended setting a Public Hearing at the April 8, 2009 Planning Commission meeting for the Sustainable Energy Zoning Ordinance Amendment.

LKQ is located on Huron River Drive and had planned to expand. The expansion would impact a heavily wooded area with wetlands and an abutting residential area. Since that time LKQ has submitted a site plan for a location on Schooner Drive in an M-1 Zoning District. Swallow gave a brief description of the site and the daily operations with outdoor storage of inoperable vehicles. The vehicles stored and operations of the business are not of a traditional junk yard with scrap vehicles. The junk yard ordinance section requires a solid obscuring fence for screening. The ordinance does not provide a definition for a solid obscuring fence and the business operations. The applicant asks to install a vinyl coated chain link fence with vinyl coated slates which could be considered a solid obscuring fence. Because of the location, type of operation, and amount of acreage that would require being fenced, an option would be the proposed fence with additional landscape buffering. Swallow asked for guidance from the Commission on the solid obscuring fence.

Hodges stated on occasion the Commission had granted a chain link fence with slates when combined with dense landscaping.

The Commissioners discussed location, visibility of the storage area and the zoning of the abutting properties.

Franzoi requested a cost comparison between a solid fence/wall and the proposed fence with additional landscaping.

Budd stated the chain link was allowed when not visible and the slates are for security purposes.

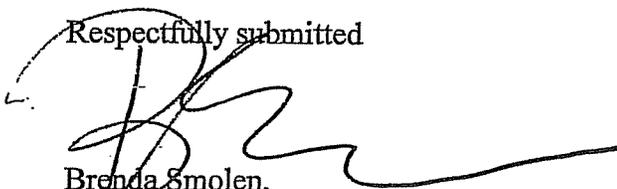
Thompson stated several options are available to provide to the applicant.

Rosemary Otzman asked if the business was relocating.

Swallow stated a portion of the business is relocating.

Motion Franzoi, second Boynton to adjourn.
MOTION CARRIED 8:20 pm

Respectfully submitted



Brenda Smolen,
Recording Secretary

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, County of Wayne, Michigan, 48111 on **Wednesday, April 8, 2009 at 7:30 p.m.** to consider an amendment to the Zoning Ordinance 06-02-92, as amended, of the Charter Township of Van Buren; by adding provisions for Wind Energy and Solar Energy Systems.

THE CHARTER TOWNSHIP OF VAN BUREN HEREBY ORDAINS:

SECTION 1. ORDINANCE AMENDMENT

Section 4.56	Wind Energy	ADD
Section 4.57	Solar Energy Systems	ADD

SECTION 2. CONFLICTS.

SECTION 3. SEVERABILITY.

SECTION 4. EFFECTIVE DATE.

Written comments will be accepted at the Department of Developmental Services until 5:00 p.m. on the hearing date.

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Department of Developmental Services at (734) 699-8913 at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.

Published: March 19, 2009
Posted: March 19, 2009

ITEM # 2

TITLE: AN ORDINANCE TO AMEND ZONING ORDINANCE 6-2-92 AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN TO ADD THE FOLLOWING:

SUSTAINABLE ENERGY ORDINANCE

~~Section 4.56~~ **Wind Energy**

Section 4.57 Solar Energy Systems

Motion Budd, McKenna second to open the public hearing.

Motion carried.

Sally Hodges summarized the proposed ordinance by stating the purpose of this section is to promote the safe, effective and efficient use of wind energy systems to reduce or replace on-site consumption of utility supplied electricity. It is the purpose of this section to standardize and streamline the review and permitting process for small wind energy systems.

The Township has found that wind energy is an abundant, renewable and nonpolluting energy resource and that its conversion to electricity will reduce the dependence on non-renewable energy resources and decrease air and water pollution that results from the use of conventional fossil-fuel inputs. Wind energy systems will also enhance the reliability and power quality of the power grid, reduce peak power demands and help diversity the Township's energy supply portfolio.

Small Wind Energy Systems are permitted by right in any zoning district, provided that the requirements of this Section are met. Utility Wind Energy Systems may be permitted in any zoning district subject to special approval, recommended by the Planning Commission and approved by the Township Board, provided that the requirements of this section and all requirements of Section 4.46 of this Ordinance are met.

Small Wind Energy Systems The following standards are applicable:

1. Minimum Site Area -A small wind energy system may on be located on a lot with a minimum area of one acre.
2. Height - The maximum height for the fixed portion of the tower, excluding the blades or blade system, for small wind energy systems shall be based on the area of the parcel in question. In no case shall a wind energy system exceed height limits imposed by FAA regulations.
3. Setbacks - The minimum setback for any tower-mounted small wind energy system from any property line shall be equal to 1.5 times the height of the tower plus the height of the blade when the blade is in the full vertical position. The minimum setback for any tower-mounted small wind energy system from a road right of way or overhead utility line shall be equal to 1.5 times the height of the wind turbine unless written permission is granted by the governmental agency with jurisdiction over the road or the affected utility. Roof-mounted wind energy systems shall be set back a minimum of 15 feet from any property line, or the required building setback in the applicable Zoning District, which every is greater.

4. Removal - If a small wind energy system ceases to perform its intended function for more than 12 consecutive months or has been abandoned, the property owner shall remove the wind energy system, electrical components, foundation, and all other associated facilities no later than 90 days after the end of the 12 month period.

Utility Wind Energy System: may only be developed on a zoning lot with an area of 20 acres or greater.

1. Setbacks: Any utility wind energy system shall be set back a distance equal to 1.5 times the height of the tower plus the height of the blade when the blade is in the full vertical position from any property line, road right of way or overhead utility line
2. Towers: Utility wind energy systems shall use tubular monopole towers and shall not contain lettering, company insignia, advertising or graphics on the tower, hub or blades that are visible beyond the property boundaries.

Hodges stated Solar Energy Systems are a solar photovoltaic cell, panel, or array that converts solar energy to usable thermal, mechanical, chemical or electrical energy. Rooftop and building mounted Solar Energy Systems are permitted in all zoning districts. They shall not extend more than four feet above the surface to which it is affixed. No solar energy system may protrude beyond the edge of the roof and a building permit shall be required for installation. Ground mounted Solar Energy Systems and freestanding systems are permitted in all zoning districts. The solar energy system shall meet the required front yard setback requirement for the district in which it is located and shall be set back a minimum of five feet from any side or rear property line. The height shall not exceed ten feet when oriented at maximum tilt. A building permit is required. No more than 20% of the total lot area may be covered by a ground mounted solar energy system

Commission Franzoi had concerns with towers being permitted in the front yard.

The Commissioners had a discussion regarding having them in the front yard stating they would like to restrict the location of the towers to be behind the house.

Hodges stated they would add to the proposed ordinance requiring them to be located behind the front building line.

Motion McKenna, Kelley second to close the public hearing.

Motion carried.

The Commission agreed the proposed patio area would meet the required amenity.

Mr. Beckett continued with response to the retaining walls and trees. During the engineering reviews there were two or three trees identified in having conflict with the site plan. In order to meet engineering, some trees needed to be removed and replaced. One of the trees appears to be located over or in close proximity of the retaining wall and is actually east of the retaining wall.

Thompson mentioned the Wade Trim letter from April 1, 2009 states some existing trees would need to be removed. However, the Tree Removal Permit review letter from McKenna and Associates are from April 14, 2009. To clarify the McKenna letter indicates the correct tree removal and replacement numbers following the recommendation from Wade Trim.

Staff responded the numbers appear to be correct and may be reviewed during the Engineering Preconstruction meeting.

Motion Budd, second Franzoi to approve the tree removal permit as submitted by the applicant noting the parcel number and address as previously read into the record.

MOTION CARRIED

Motion Budd, second Koscielny to approve the final site plan for Taco Bell Restaurant to construct a 2,933 square foot restaurant with a drive-thru the parcel number of record also noting the address of record, subject to McKenna letter April 14, 2009, also noting the amenities will not be constructed along Rawsonville Road, Wade Trim letter April 1, 2009 and the Public Safety Department letter dated February 2, 2009.

MOTION APPROVED

NEW BUSINESS

ITEM #1

TITLE RECOMMENDATION TO THE TOWNSHIP BOARD OF TRUSTEES TO ADOPT AN ORDINANCE TO AMEND THE ZONING ORDINANCE 6-2-92, AS AMENDED, OF THE CHARTER TOWNSHIP OF VAN BUREN TO ADD THE FOLLOWING:

SUSTAINABLE ENERGY ORDINANCE

Section 4.56 Wind Energy

Section 4.57 Solar Energy System

Hodges stated that during the Public Hearing the commissioners requested language stating the solar energy systems are required to be located behind the front building line and that change has been made.

Commission Comments: None

Audience Comments: None

Motion Franzoi, second Boynton to recommend to the Township Board of Trustees, to adopt an ordinance, to amend the Zoning Ordinance 6-2-92, by adding the Sustainable Energy Ordinance Sections 4.56 Wind Energy and Section 4.57 Solar Energy Systems.

ROLL CALL VOTE:

AYES: Koscielny, Franzoi, Boynton, Kelley, McKenna, Budd, Thompson

NAYS: None

MOTION CARRIED

General Discussion:

Swallow mentioned the next Planning Commission meeting will be a Work Study Meeting to discuss the Subdivision Condominium Ordinance. Also informed the Commission there will be an update to the General Weeds Ordinance.

Motion Boynton, second Kelley to adjourn at 9:13 pm

MOTION CARRIED

Respectfully submitted

Brenda Smolen,
Recording Secretary