

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
FEBRUARY 2, 2009
REVISED

I. CALL TO ORDER

Chairman Redick called the regular meeting of the Grand Haven Charter Township Planning Commission to order at 7:30 p.m.

II. ROLL CALL

Members present: O'Neal, LaMourie, French, Ralya, Ransford, Redick, Worthington, Sheffield, Williams

Members absent: None

Also present: Community Development Director Waterman, Attorney Bultje and Recording Secretary DeVerney

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Motion by LaMourie supported by Ralya to approve the minutes of the October 6, 2008 meeting with amended date. **Which motion carried.**

V. CORRESPONDENCE

None.

VI. BRIEF PUBLIC COMMENTS

None.

VII. PUBLIC HEARING:

None.

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

A. Approval of 2009 Planning Commission Meeting Dates

Motion by Sheffield supported by French to approve the 2009 Meeting dates. **Which motion carried.**

B. Appointment of Officers for 2009. Chairman, Vice Chairman, and Secretary.

Motion by O'Neal supported by Ralya to nominate Redick as Chairman for 2009. **Which motion carried.**

Motion by LaMourie supported by French to nominate Sheffield as Vice Chairman for 2009. **Which motion carried.**

Motion by Sheffield supported by LaMourie to nominate French as Secretary for 2009. **Which motion carried.**

C. Appointment of PC Ordinance Review member to replace Shultz

Motion by Ralya supported by French to nominate Redick to the Planning Commission Ordinance Review Committee, replacing Shultz, effective until August 1, 2010. **Which motion carried.**

D. Power Point Presentation – Wind Energy Turbine (WET) Ordinance

Waterman gave an overview of his memo dated January 23, 2009 and reminded the commissioners that this was an opportunity to ask questions and get information on WET's.

Knudsen (Director of Ottawa County Planning & Grants) presented a Power Point Presentation.

Knudsen stated that the primary goal for the Ottawa County Model Wind Energy Ordinance is to “promote sustainable energy through wind turbines while making turbines “neighborly”. Knudsen stated that in order to be neighborly, noise, aesthetics, and safety need to be foremost consideration”.

According to this ordinance, there are four (4) turbine types in Ordinance (based on kW)

- Small Structure-Mounted WET – Permitted by Right in All Districts
- Small Tower-Mounted WET – Permitted by Right in All Districts
- Medium WET – Special Use in Industrial, Commercial, Agriculture, Public owned land, Condominium Developments, & PUD's
- Large WET – Special Use in a Wind Energy Overlay District

Knudsen noted that there are not really any suitable locations in the township for large WET's. He also stated that most wind turbines are “upwind” which tends to avoid a thumping sound which can occur with downwind turbines.

Jessica Lehti (Cascade Engineering) and Jeff Fuller (FCB Solar) provided some suggestions for new regulations for wind energy turbines and wind spires. They both agreed to the following:

- Placement is key.
- WET's don't have a thumping sound. Downwinds should be allowed too.
- Anemometers should not be limited to temporary.

Lehti stated that residents/business owners are using WET's for the green, not for the payback. She stated that at least 35 residents in the township are waiting for an ordinance to be adopted.

Questions and concerns of the commissioners are as follows:

- Noise definition (Ambient level hard to determine).
- Setbacks and visual concerns in residential areas.
- Market for used WET's.

E. Discussion on Proposed Ordinance Amendment – Wind Energy Turbines

Waterman, Bultje and Redick suggested the following of the Planning Commission members:

- Develop a procedure.
- Send it to the PC Ordinance Review Board with direction.
- Revise this version per the PC's key concerns and questions.
- Reformat if necessary.
- Key language dissected before going to the PC Ordinance Review Board.
- Take public comments first.
- Waterman will deal with the administrative format.
- Reschedule for public hearing.
- Change noise section - more than allowable number (unit/sq.ft.)
- Find balance with manufacturing and residential safety and well being.

Comments and Concerns from commissioners:

- How the technology type (downwind/upwind) specifically impacts other people.
- Height issues with setbacks.

X. REPORTS

A. Attorney's Report

1. Bultje noted that a new set of Planning Commission by-laws are being finalized for future review.

B. Staff Report

1. Waterman noted that Ottawa County, Olive Township, and Grand Haven City all endorsed GHT's Master Plan. Once a draft of Robbins Road Area Plan is complete, both plans will be included in the same document.
2. Waterman noted that our next Planning Commission meeting, on February 16, will be for training and would likely include Planning Commission members from the Village of Spring Lake, Spring Lake Township, Ferrysburg, and Grand Haven City.

C. Other

1. Waterman was asked by the commissioners about solar panels, some being free standing. Waterman stated that these have not been regulated in the past.

XI. COMMENTS

None.

XII. ADJOURNMENT

Motion by Sheffield and supported by French to adjourn the meeting. **Which motion carried.** The meeting adjourned at 8:56 p.m.

Respectfully submitted,

Kristi DeVerney
Recording Secretary