

**Planning Commission
Pleasanton Township
Manistee County, Michigan**

WORKSHOP 8/17/11

APPROVED MINUTES

Members present: Bob Stafford - Chairperson; Marv Peska; Bob Peterson;
Bob Babcock - Township Board Representative; Rochelle
Rollenhagen - Zoning Administrator; Amy Cross - Recording
Secretary

Others present: Chris Meyer, Attorney for Duke Energy Warner, Norcross &
Judd

Stafford called the meeting to order at 6:00 pm announcing due to this being a workshop there would be no public comment tonight.

Discussion took place on several issues regarding wind energy systems (WES). Peska reported turbine setbacks vary per state. Maine has a 150' maximum height restriction on turbine blades; 500' on turbine towers with a setback of 1.1 times the turbine height from all property lines. Wisconsin setbacks are 1000 feet, but the Governor would like to see 1,800 foot setbacks. Rollenhagen stated that Riga Township in Lenawee County has recently passed an ordinance on WES and Palmira Township is currently working on adopting an ordinance. Duke Energy Engineers are willing to do an open forum.

Light flicker was reported on by Babcock stating the turbine blades are painted with a flat surface (no gloss) to prevent glare. Due to the sun and moon glare on turbines some ordinances allow thirty hours per year of flicker.

Height restrictions report given by Peterson; he found 60' height restrictions for residential wind generators with setbacks 500' from trees and houses. Pleasanton has a residential wind amendment in the zoning ordinance.

Noise levels/Sound information given by Kranz: The MUS guidelines for siting wind turbines has reduced turbine maximum sound level from 65 decibels to 35; noting residences can hear turbines at 35 dBA and some ordinances are allowing 40 dBA from property lines. Stafford suggested further research be done on out-of-state sound requirements. Rollenhagen suggested to the members writing down technical questions if the township decides to have a "Duke Engineers open forum."

Rollenhagen made reference to the township's Zoning Map, stating Rich Chmura's parcel on the corner of US 31/Norconk Rd. is currently zoned RA1, like most of the township. In recent years this parcel/structure has been used for decoy retail then as a feed store. Rollenhagen is unsure if a special use permit/public hearing process was utilized for such. The restaurant that most recently operated on the parcel above was not of legal use per zoning. Further, Rollenhagen received a call from a woman who would like to use this particular parcel/structure for "jam" manufacture/retail. The retail portion would require a special use permit; however the manufacturing portion would require zoning changes. Discussion took place regarding rezoning this parcel's district to running north to Lumley Rd, and south to wetlands on US 31, rezoning as RA2, adding manufacture to the list of uses. This proposal would require public hearing (published) and township board approval, going into effect 8 days later if approved. This issue will be put on the Planning Commission's meeting agenda scheduled for Tuesday, September 6, 2011.

Adjourned 7:06 pm.

Respectfully submitted,

Amy Cross
Recording Secretary