

Mt Haley Planning Commission
SPECIAL – August 15, 2018

Members present – David Wassmann, Norman Jardis, Irene Peck, Deanna McClintic, Ken Brown.

Others – Robert McClintic, Don Terwillegar, Jason Hannath (DTE), Paul Funk (DTE), Chuck Schram (DTE), Ron Perry, Duane Brzezinski, Mike Cramer.

Meeting was called to order by Chairman Wassmann. Pledge to the Flag was recited.

Drafts of our modified portion of Wind Ordinance were passed.

Motion by McClintic, seconded by Brown to approve the August 1, 2018 meeting as emailed. M/C

Public Comment

Funk (DTE) – gave information on setting wind parks, setbacks and affects, FAA, methods when reclaiming.

Terwillegar – we are pleased on how Mt Haley Planning has been presenting information at meetings and the research done by them.

Wassmann – what is the status of radar lights?

DTE – we are not opposed to them but it is too soon as they need more testing.

Peck – reaffirmed that most transmission lines are underground from turbines except to grid and pole.

Funk (DTE) – DTE checks into MET and FAA for airports. MET towers DTE relies on the finding when doing Gratiot County being we are located so close together.

Wassmann – asked DTE for details on fish and wildlife found in Mt Haley. At present regulations are set at a 3-mile radius from the Great Lakes to not construct turbines. This is now being reviewed again. Are there any other rulings that may affect us? Setbacks are good guidelines around us.

E-mailed letter from Mike Cramer was read by Wassmann. Cramer liked the proposed boundary set north of Freeland Road. Will it be expanded in 5 years?

New Business

Until a more recent projection is given we will consider using the tax depreciation schedule “Tax Projections 1 Wind Turbine Using Appraisal Economics Multipliers” based on SEV \$1,750,000.00 per turbine.

Keenan, Township Supervisor obtained the name and address of Wm Fahey and suggested for us to send our finished Wind Ordinance Draft to him for review.

Motion by Brown, seconded by Peck to use Fahey’s firm to review our Wind Ordinance Draft based on information Jardis receives when he contacts him. M/C

Work on Draft and Other Business

5. Lighting on Towers

5. b. At end of b. add “and If approved by all agencies having jurisdiction on safety lighting”.

Draft pages 18-24. Decommissioning and Liability

Brown will get more data on Decommissioning costs. At present we will use \$300,000.00 per turbine with a replenishing fund reviewed every 5 years. Decommissioning figures DO NOT include salvage value.

Liability

Set at \$2,000,000.00.

Wind Overlay Map

Area for Wind Farm – from ½ mile north of Freeland Road, south to Tittabawassee Road.

Jardis and McClintic feel people need roads to define, as people have trouble understanding setback distances.

Brown – some people have already signed a land lease north of the line. South know they have to live with turbines. He thinks set backs will define without drawing a line.

Member Projects

1. Jardis – contact lawyer, William Fahey. Ask if he would look at and comment on our Wind Ordinance Draft, also include cost. If yes, September 7, 2018 we could give it to the lawyer.

2. Brown – obtain cost estimates from several firms on decommissioning a wind turbine.
 3. Peck –
 - A. Review original draft for site plan review and special use permit.
 - B. get copy of 2018 meeting minutes to Brzezinski.
 - C. contact Jerry Rohde about depreciation schedule. Who set 7-10 years for depreciation? Did Gratiot County refer to the Rate Table in their ordinance
 - *4. Wassmann – have updated draft to Planning Members by August 29, 2018.
 5. Everyone –
 - A. locate additional wording to the Master Plan and 01-11 ordinance due to permitting turbines in Mt Haley Township.
 - B. Review wording in Wassmann's corrected draft.
 - C. decide if you want to attend any of the seminars from the pamphlets which were passed.
 - D. bring your calendars so we can set future special meeting dates.
- Next meeting will be September 5, 2018 at 6:30pm. at the Township Hall.
- Motion by Jardis, seconded by McClintic to adjourn the meeting. M/C
- Adjourned at 8:15pm.

Irene Peck, Secretary