

APRIL 2019 PLANNING MINUTES

Mt Haley Planning Commission

Regular Meeting - April 3, 2019

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

Absent – None.

Others – David Stevens, Wesley Osmond, Cole Osmond, Larry Feusse, Robert McClintic, Paul Funk.

Meeting was called to order by Chairman, Wassmann.

Pledge to the Flag was recited.

Motion by McClintic, seconded by Brown to accept the minutes of the February 6, 2019 meeting as emailed. M/C

March Special meeting was cancelled.

Speaker – DTE – Paul Funk.

1. DTE has met the 12.5%, 2019 renewable requirement.
2. DTE expects more solar than wind in 5-6 years.
3. By 2040 they expect little or no coal in use.
4. MSU Extension has information on Residential and Commercial Solar.
5. DTE owns or leases the land that they use for solar.
6. DTE installs a 4-foot fence around solar arrays and that seems ample.
7. When writing a Solar Ordinance consider: drainage, soil erosion, ask for a glare study, landscape architect plan and decommissioning plan to name a few items of interest.
8. Solar life is about 30 years.
9. Liquid only in transformer (nothing to leak otherwise).
10. Efficiency is about 18% capacity.
11. Panels can be fixed, on an angle or rotate with the sun.
12. Downside to Solar – glare in the morning and in the south east at evening depending on cloudiness and height of sun.
13. Upside – usually no noise (like wind) and easily to reclaim the land after decommissioning.

Speaker – Larry Feusse – Owner of Residential Wind Turbine

For the home owner it is an uncertain science.

As a Township we need to:

1. Have turbine inspected by an electrical inspector with education in wind electricity because overheating is a problem.
2. Require a building permit.
3. Consider them high maintainance.
4. Inspect tower construction. Guy wires at top and in the middle make them more stable.
5. Be sure it can be easily lowered for regular maintenance.
6. Give MUCH consideration to SETBACKS and height.
7. Anchors need watching as they are in the ground not cement. There is much vibration – keep away from where people gather.
8. Usually 2 blades and maybe a tail.
9. Set noise maximum. Usually they produce very little noise.

10. Be concerned with battery maintenance as they will overheat and can be a fire hazard.

Osmond Pond/Mineral Mining

Due to the Building Inspector being ill, Wassmann and Peck from Planning visited and inspected the site on March 30, 2019.

Osmond has building permit for 1 acre pond and now wants mineral mining.

1. Osmond is clearing the area of trees where he plans to dig.
2. Sand will be hauled out.
3. Pond water depth will be approximately 15 feet and surface area of 2 acres.
4. Wet land report was given by Brett Schwenke who does this for a living.
5. Neighbors other than family are approximately 1 mile from the project.
6. Planning inspected the papers Osmond presented.

Bond - Planning considered (seven hundred fifty) \$750.00 per acre for each of the 3 acres of reclamation. If no survey is presented an additional (two thousand) \$2000.00 will be added.

Motion by Wassmann, seconded by Peck that the Mt Haley Planning Commission approved the Wesley Osmond Mineral Mining application, site plan, other paper work in addition to bond for no survey of \$2000.00 plus \$750.00 for an acre of each of 3 acres reclamation. Also, to present it to the Township Board at their April 8, 2019 meeting. M/C

Marijuana was discussed. We need to look at other ordinances and discuss it again.

What does the Township want to do? We will likely need the lawyer's help.

D Stevens would like to see a Township Wind and Solar Residential Ordinance. This would allow those who want to, an opportunity to get off the grid.

Next Planning Meeting will be. May 8, 2019 at 6:30 pm.

Motion by Jardis, seconded by Peck to adjourn the meeting. M/C

Meeting adjourned at 9:05 pm.

Irene Peck,