

WES Mt Haley Planning Commission

September 23, 2020 Zoom

Members present: David Wassmann, Irene Oliver, Deanna McClintic, Rod Kitzmiller and Ken Brown.

Absent: None.

Others: Kyle O'Meara, Bill Fahey, Tim Bebee, Curtis Brown, Christopher Patterson, Paul Funk, Matt Wagner, Dennis Salas, Emily Palacios, Jason Hannath, Shanee Thayer, Ruth Coppens, Lee Glazer, Tom Corbat, Eric Gagne, Richard Keenan, Leonard Breasbois, Steve Krotzer, Jim Seheloske, Louis Guerreso, Peter Sinclair, Brian Danlas, Brittney Headley, Ryan Johnston, Anthony Warren-Elm and Marianne.

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

O'Meara explained the procedure for the Zoom meeting.

Agenda had no additions.

Motion by K Brown, seconded by McClintic to accept the minutes of the WES Meeting September 9.09.2020 as emailed.

Peck-yea, McClintic-yea, Brown-yea, Kitzmiller-yea, Wassmann-yea. Motion carried.

No public comment at this time.

We will work on Special Use and Site Plan Review tonight starting with Special Use.

Fahey stated September 9, 2020 was the Public Hearing on the Special Use Permit. Much discussion followed. No action was taken as more information was needed.

Bebee reported DTE answered questions on some of the original list. Others were answered by saying we should treat them as a condition to the Special Use Permit.

Bebee continued:

1. Suggested a site inspection as each turbine is built.
2. There is not a Midland County Drain Commission report. That should be another condition on the Special Use Permit.
3. Planning and Mt Haley Township Board must decide whether to wave the Liability Insurance or not. Much discussion and explanation on Liability implications followed.
4. Turbines must be checked for sound levels before any form of control is implemented. The Township needs an outside concern to also check the sound.
5. About 40% of Mt Haley' parcels might have shadow flicker. DTE will verify but we should also check or wait for actual complaints.
6. Pine River Wind Park had quite a few complaints on TV interference. Ours if any, will be handled by a man from Ithaca. First DTE is contacted and they put you in touch with him. Reported he does an excellent job.
7. Federal and State Permits are still needed.
8. Data Sheets should be checked by OSHA or MIOSHIA.
9. Decommissioning should be a condition on the Special Use Permit.
10. Much discussion about lighting on top of towers: Our Ordinance specifies that night lighting come on only when aircrafts are within a certain distance. No blinking light like the ones installed the last few years. This will also be a condition on the Special Use Permit.

Laydown was discussed. Palacios said it will be covered in the Site Plan Review.

Chairman, Wassmann asked for Planning Concerns.

1. K Brown and Wassmann were concerned about Liability Insurance.
2. McClintic wants Insurance in place before work begins.
3. Wassmann said any construction on the ground needs a permit, such as foundation.
Bebee said examples of work started before permits would be driveways and access roads.
4. Wassmann asked, are projects scrapped if they do not get all their permits? He would also like to see drawings before starting construction on drainage and grades.
5. Bebee stated there are 31 different roads in Mt Haley and each could be inspected but it would consume much time and work.
6. Peck asked if landowners could still negotiate access road locations.
Funk said they already signed saying it was all right as is. The construction contractor, Barton and Malow have very detailed drawings of the placement of each road.
7. Peck asked for an explanation of work being done on Meridian Road. Funk said they are replacing culverts. Barton and Malow are helping Midland County as the flood put Midland

behind.

8. Kitzmiller asked about fire and chemical suppression. There is a meeting, per Bebee, to address this issue. Report should be forth coming. Salas will handle this area. Wagner stated this plan needs to be in place and not a condition on Special Use. Meeting is set for September 28, 2020 at 1:00 pm on Zoom.

9. Wassmann wants more answers about light on top of the turbines. Palacios said they intend to comply with ADLS. Wagner reported some systems are already approved.

10. Wassmann says, let's go forward and be a ground breaker in our area.

11. McClintic feels we are having trouble with DTE and this should have been done some time ago.

12. Palacios stated an application is complex and usually takes a while. DTE is working on it.

She explained the value of having permits before work starts. Fahey says we do it in stages.

Wassmann reviewed some of what we need yet. That was stated previously.

Laydown- Palacios says there is no temporary housing at the laydown.

C Brown said at the Laydown if there is a chemical or fuel spill they follow MSDS procedures. There will be berms around the containment area.

Wassmann thanked those for working so hard on this.

McClintic asked DTE to work hard to get the new turbine lighting for Mt Haley. The people of the Township want the new system.

Peck asked how they will be handling traffic congestion at Meridian and Tittabawassee Roads.

C Brown said the main traffic will be when they start their day and again when the work day end.

Peck asked if there was a study done on the amount of traffic in that area. Funk said no study was done, but Midland County Road Commission thinks the area can handle it.

McClintic wants details on the Batch Plant. Palacios said the location has not been decided yet.

Bebee talked on the Laydown site plan. There is a spot that says civil/concrete. C Brown explained that items are stored there the use, stock pile and then use again on the project.

K Brown asked Fahey, do we feel good about continuing on with our project? Fahey said yes.

Bebee thinks we can move forward.

Motion by Wassmann, seconded by McClintic for our attorney working with the engineer to prepare a resolution on Special Use along with a list of conditions. McClintic-yea, Peck-yea, Brown-yea, Kitzmiller-yea, Wassmann-yea. Motion carried.

New Business

Bebee said next meeting we will cover Special Use and then Site Plan for the Meridian Wind Park.

Building Inspector has been working with the former inspector to compile a check list for him.

DTE will give to Bebee and Planning an overall summary in about a week.

Next meeting dates: All @ 6:30 pm on Zoom.

October 7, 2020 WES and Regular Meetings- time permitting

October 21, 2020 WES Meeting

November 4, 2020 WES and Regular Meetings-time permitting

NO MEETINGS NOVEMBER 18, AND NOVEMBER 25, 2020.

Motion by Peck, seconded by Kitzmiller to adjourn the meeting.

Brown-yea, McClintic-yea, Peck-yea, Kitzmiller-yea, Wassmann-yea. Motion carried.

meeting adjourned at 9:05 pm.

Irene Peck, Secretary