

Subject: Mt Haley Planning Commission

Minutes 05.02.2018

Mt Haley Planning Commission

May 2, 2018

Members present – David Wassmann, Norman Jardis, Irene Peck, Deanna McClintic, Ken Brown. Absent none.

Others – Pete Sinclair, Robert McClintic, Clint Breasbois, Norm Stephens, Duane Brzezinski, Ron Perry, Ron Garrett, Rich Keenan.

The meeting was called to order by Chairman, Wassmann. Pledge to the Flag was recited. Brzezinski reported his son will check our Website.

Motion by McClintic, seconded by Jardis to accept the March 13, 2018 meeting minutes as sent by email. M/C

Motion by McClintic, seconded by Jardis to accept the April 25, 2018 meeting minutes as sent by email. M/C

There were no additions to the Agenda.

Public comment-

Stephens – from Bay County, said Nexter is being sued over a sound decibel issue.

Perry – decibels are usually stated as a time weighted average. International Electrotechnical Commission (IEC) and International Organization for Standardization (ISO) have worked on developing the time weighted average standard for sound.

Peter Sinclair was our speaker on Wind Energy and Environment. He had excerpts of people talking about wind turbines and their affects:

1. Wild animals pay no attention to wind Turbines. They can be seen standing under them. e.g. deer
2. Price of wind turbines is declining compared to installing 10 years ago.
3. Money from wind farm taxes provide revenue for the community, for schools, local government, community services, roads, etc.
4. Home values are about the same with or without turbines.
5. They do help to preserve farm land as a constant income from turbines has supplemented the farmer's income. They then buy more equipment and all in all helps to keep the family farm.

At present Michigan is striving for 15% renewable energy.

**** Plan Recommendations - Mt Haley Master Plan Page 24, 6.2**

2. Agricultural/Rural Residential

In first paragraph, add to second to last sentence, “Wind Energy Systems may be considered to preserve Agricultural land for farm use.”

We continued work on the Wind Energy Ordinance Draft from Eggers.

1. Statement of Intent– Page 1, 6.21, 1

Add to end of first paragraph, "Wind Energy Systems may be considered to preserve agricultural land for farm use."

2. Definitions – Page 1-2, 6.21

(i) re-letter items, new (i) Dwelling: where humans habitate.

(n) re-lettered, was old (m) Hub Height (add) (NACELLE) shall mean

3. Wind Site Assessment for Wind Energy Systems – Page3, 3

Add to introduction at end of first paragraph after Agricultural – "Commercial, and Industrial Zones."

(b) change: the 1.5 to 1.0 read as: non-leased property shall be at least 1.0 times the . .

** In Ordinance 01-11 Chapter 3, 305, Table II

Add to Other Uses, By Special Permit, to Agricultural, Commercial and Industrial –
"SCADA Met tower over 65 ft."

11. Shadow Flicker – Pages 9-10

a. change parcels to "dwellings".

b. eliminate

c. (b) change words parcels and structures to "dwellings".

d. (c) change structures and inhabitable structures to "dwellings".
delete "or mitigate".

e. (d) *we have to look at again for wording**

f. (e) delete and have it say, "Shadow Flicker is not allowed on or within 100 feet of
a non-participating dwelling unless, waived by non-participant".

g. (f) eliminate "be mitigated or".

12. Sound Pressure Level – Page 10

a. Table 1 – Equivalent dBA - weighted Continuous Sound Level (Leq1)

Zone	Time	Sound Level Limits
Participating	(day) 7am – 10 pm	55
	(night) 10pm – 7 am	55
Non-Participating	7am – 10 pm	50
	10pm – 7 am	45

*Next meeting will be Thursday May 10, 2018 at 6:30 pm at Mt Haley Hall.

*Topics to cover: Sound Pressure Levels (12) and all of Utility Grid Wind Energy Systems (4).

*** June 6, 2018 is cancelled. Replacement date to be determined. Watch notice on hall.

*Town Hall Meeting June 20, 2018 at 7:00 at Mt Haley Hall.

Chairman asked for any additional comments.

- Those attending like the public comments, our brain storming, and having speakers.
- We were told to watch for areas there might be a conflict and try to solve now, so we do not have to go to court.

Peck is to contact Eggers, Sue Burdick, and put meetings sign on hall bulletin board.

Motion by Jardis, seconded by Brown to adjourn. M/C Meeting adjourned 9:15 pm.

Irene Peck, Secretary