

JONESFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
January 14, 2020

- I. Meeting called to order 7:03 pm  
Present: R. Bluemer, M. Kenny, J. Siler, K. Nock  
Absent: M. Keenan
- II. Pledge of Allegiance
- III. Review & Approval of minutes from December 4, 2019 meeting  
Motion to approve: M. Kenny  
Support: K. Nock  
Motion passed
- IV. Additions to the agenda - None
- V. Public Comment  
D. Hutfilz asked for explanation of agenda. Also, wants to keep township rural.  
Doesn't want turbines.
- VI. Code Enforcement - (Jim Gray) He is working on resolutions for 3 current complaints.  
Jim handed out the information he received from the seminar regarding shipping containers for the commissions review. He also stated that we currently have an ordinance in place that works for containers. They are considered buildings, and need to follow the same permit process. There will be further discussion at a future meeting.
- VII. 5 Year Review of Master Plan
  - a. K. Nock made all content corrections that were discussed at previous meeting.
  - b. D. Bluemer made final typographical and spacing corrections. The commission was all in agreement that the master plan could be passed on to Mike DeBeau of the Village Planning Commission with these final corrections made.
  - c. Current census information is from 2010. These numbers will have to be updated when the 2020 census is completed.
- VIII. Spicer Engineering Proposal - Jennifer Stewart to present proposal
  - a. Spicer will review DTE Special Use Permit to make sure that they are adhering to the wind ordinance and also DTE's specifications. They will present all of their findings along with any changes that need to be made at the special use permit public hearing. The planning commission will then have the option to either: accept, accept with conditions, postpone or deny within 60 days of public hearing. After that process, Spicer will begin work on reviewing the site planning. As many meetings as necessary will be scheduled until this process is completed.
  - b. There will be 1 permit for the whole project, but each turbine will be looked at individually to make sure all requirements are met.
  - c. Section 6 of Zoning Ordinance specifies timing requirements for special use permits.

Special use permit must be in hand 30 days prior to the public hearing. Notices shall be published no more than 15 days and no less than 5 days prior to public hearing.

- d. Funds will be requested from DTE to cover all costs incurred from planning processes.
  - e. Planning Commission is asked to review Spicer Proposal prior to special use permit receipt
- IX. Review of Planning Commissions Annual Report to Jonesfield Township Board
- a. All commission members approved the report as presented by K. Nock.
  - b. D. Bluemer will present at next township board meeting on Jan. 20, 2020
- X. 2020 Planning Commission election of officers - commission members have 3 year terms, but each year officer positions (Chairman & Secretary) have to be voted on from among the commission members.
- a. K. Nock nominated D. Bluemer for Chairman, M. Kenny supported, vote passed
  - b. M. Kenny nominated K. Nock for Secretary, J. Siler supported, vote passed
- XI. DTE discussion on special use expectations
- a. Planning commission reviewed letter from Matt Wagner, Manager, Renewable Energy Development about wind park design parameters. The letter was received after the referendum vote turned down the new wind ordinance.
  - b. Three representatives from DTE were present: Paul Funk, Mike Spats, Jason Hannath
    - i. They clarified that DTE would pay all expenses for the review processes, engineering, etc.
    - ii. A surety bond will be set up in the township's name for any decommissioning. Landowners may choose to keep the access roads if they would like. At this time they have no turbines old enough for decommission. The township can review the bond upon request to make sure the bond is covering all expenses.
    - iii. Roads/Bridges - When bringing in the turbines, any work done to landowner property at corners, etc. will be restored back to original condition. The road commission will inspect/video tape roads before and after installation to make sure that roads are restored. Landowners can choose to keep improvements/changes. Inspections will also be done by the drain commission.
    - iv. It is the intention to keep a majority of all contracts with local subcontractors.
    - v. Transmission lines from turbines: route will be part of the special use permit. Lines will be underground other than lines to substation.
    - vi. Tower lighting - Paul Funk will be checking/adhering to requirements from several entities.
    - vii. The entire project includes Jonesfield, Porter and Mt. Haley Townships. The process will flow through them together (all access roads will be put down for entire project, then foundations, etc.)

viii. If a non-participating property owner is next to a participating landowner, the non-participating has no contractual agreement with DTE so they can do what they want with their property. Participating landowners need to contact both the township and DTE if they want to build additional structures on their property. It is not the responsibility of the township to make sure that landowners contact DTE.

XII. New Business - None

XIII. Old Business - J. Siler concerned about neighbor using pallets for fencing. In the last storm his fencing blew down. Jim Gray was asked to inspect the property. There will be further discussion at a future meeting. Currently the township doesn't have installation requirements (cementing posts etc.)

XIV. Extended Public Comment - R. Siler requested all documents that were presented to the board this evening. She has requested an extended time to speak to the board at an upcoming meeting. She was asked to submit a request to be added to the agenda. J. Mosher was one who had circulated the referendum petition. He said everyone he spoke with, on his section was against turbines, except John Siler. Supervisor of Porter Township had a couple questions for DTE about staging and fees. DTE responded that they would supply ample funds for expenses and left over funds would be returned back to DTE.

XV. Next meeting - April 14, 2020 at 7:00 pm

XVI. Adjourn at 8:35

Motion: J. Siler

Support: M. Kenny

Motion passed