

JONESFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
October 13, 2020

- I. Meeting called to order 7:06 pm
Present: M. Kenny, M. Gath, K. Nock
Absent: M. Keenan, R. Bluemer
- II. Pledge of Allegiance

**In the absence of the sitting chair, Richard Bluemer, Kathy Nock made a motion to nominate Mike Kenny as the vice chair to conduct the meeting. Mark Gath supported the motion, and the motion was passed.

- III. Review & Approval of minutes from October 6, 2020 meeting
Motion to approve: M. Gath
Support: K. Nock
Motion passed

- IV. Additions to the agenda - None
Review of the agenda - There was no time to preview amended bylaws, therefore that item will not be discussed. Our representative from Fahey Schultz also recommended to table item VIII Conflict of Interest, since no business being done this night will need it.

- V. Public Comment - R Siler wanted to know the rate that the township pays Fahey, Schultz to have representation at the meetings.

- VI. Code Enforcement - (Jim Gray)

- a. Was unable to attend - no report

- VII. Wind energy special use and site plan review

- a. Fahey, Schultz: They will assist commission with special use, zoning, etc. These special uses are permitted on A1 & A2. Spicer will breakdown permits and present to the commission. The meeting on Nov. 12, 2020 is the public hearing where the commission can decide to approve, approve w/conditions or deny the permit (a final decision does not have to be made that day). If approved, the focus will turn to the site plan where each turbine is looked at to make sure it complies with zoning ordinance.
- b. Spicer: They will be there to help the commission have a productive meeting. They will help conduct the meeting and will also be taking notes from the residents. At site plan review, they will share staff reports with the commission. Site plan reviews are not public hearings. Once site plans are approved, then building permits are the next step.
- c. Further comments from Fahey, Schultz representative: There will be a written resolution to move, support and adopt PC comments.

- i. Explanation of time used between permit delivery in Aug. and current meeting in Oct.: ZBA was addressing issues brought to it by DTE. (Part of the purpose of the ZBA is to give an interpretation of terms) Such as: height restrictions, distinction between Wind Turbine Generator and WTG Towers, and property line distinctions (are they project lines or individual property lines - it was determined they are individual property lines. Because of this DTE is requesting variances for certain setbacks. This ZBA meeting will be Oct. 29, 2020.
- ii. M. Kenny asked attorney how ZBA is established. Members are set by statute of the local legislative body (Township Board). M. Kenny had some concerns that the township supervisor had too much power. The ZBA typically made up of a board member (L. Tibbits), PC member (R. Bluemer) and citizen at large (R. Coppens)
- iii. Conditions for approval that are acceptable: The PC cannot change quantitative values like setbacks. Items such as wetlands and FAA requirements, etc. can be looked at.

d. Public hearing was posted in Saginaw News today by Spicer.

VIII. Master Plan resolution has been adopted by Planning Commission.

IX. New Business - None

X. Old Business - None

XI. Extended Public Comment - R. Siler wanted to know how Spicer is paid. (Previously, the board adopted an \$8000 permit fee and \$5000/turbine application fee). These funds are in a separate account to cover costs. This is not a source of revenue. She also wanted to know who supports the property owner, and why the township bothered preparing a new ordinance. She questioned there being different sets of maps - all maps are on the website. She questioned why terms needed to be redefined - these terms have never applied to a large scale wind turbine project before. She also wondered if she could apply for a variance - anyone is able to apply. She wanted it on the record that the planning commission understood the terms prior to the ZBA meeting.

M. Kenny - Why was the project brought as a whole instead of one turbine at a time - The ordinance mentions wind turbine generators - this does include several turbines as defined.

Should ordinance be updated with new ZBA definitions

Can ZBA decisions be revisited at the beginning of the public hearing along with the conditions available to the planning commission and how it works - yes.

XII. Next meeting - November 12, 2020 @ 6:00 pm as Public Hearing for DTE wind energy special use permit.

XIII. Next regular meeting - January 12, 2021 @ 7:00pm

XIV. Adjourn at 8:19

Motion: M. Gath

Support: K. Nock

Motion passed