

Jonesfield Township
Planning Commission Meeting
Minutes for August 02, 2018

- Meeting was called to order at 7:01 pm
- All members present
- Pledge
- Vote to approve minutes from previous meeting – 07/09/18
 - J. Siler – moved
 - M. Keenan – support
 - Motion carried
- Additions to agenda – Special Use Permit was submitted for 21925 Gratiot Rd. (previously Kember Flooring). Proprietors do not want to wait until next regular meeting in October. Request for special meeting.
- Public comment:
 - Joann McCrary – (President of Saginaw Futures) Economic Growth. They are the ones who created the spreadsheets showing the economic benefits of turbines to Jonesfield Twp. Dollars going to schools would have to be adjusted as the state would reduce what they would give. School is already receiving some funds from Gratiot Co.
 - **Pros** - Involved in Gratiot Co., and sees nothing but benefits.
 - Thanks to Joann for spreadsheet work. Thanks to PC. Encourages PC to send ordinance to Twp. Board.
 - PC members received several phone calls from township residents in favor of the ordinance as is. Also, a letter from a concerned resident.
 - Thanks to PC. Ordinance is fair and equitable. PC not to develop over restrictive ordinance that would prohibit wind farms. PC to promote safety and health of residents. Ask PC to take action and move ordinance to Twp. Board.
 - No longer notices them. Wonders if the board is comfortable with the numbers. Farmers aren't making any money otherwise.
 - Everyone has right to opinions. Have talked with people who have them, and haven't heard anything negative. Consumers looking into more turbines.
 - Appreciate the changes board has made to original ordinance. Shouldn't pass up any energy source. Losing revenue because younger generation not supporting local businesses by using apps and shopping on line.
 - Can be a little noisy, but goes back and forth on feelings. Clean energy is fantastic.
 - **Cons** – Property is investment. Plan to sell, build or pass on property. Created a map for showing how much property they will lose to build at current setbacks. Upset about zoning regulations.
 - Questions on net tax benefit. Believes property values will go down. Neighbor owns property but does not live there. Doesn't believe that is far. Doesn't believe turbines will attract new residents.
 - Plan to speak with tax board to have taxes reduced. Look at chapter 6 of Master Plan. Believes people will be leaving community.

- Looking for reasons why setbacks were reduced from 1400' to 500'.
- People ages 20-30 are the ones having kids and will keep the economy going.
- Wouldn't have moved here if knew turbines might be coming.
- Wondered how much was signed (80% of footprint area). Doesn't believe that the majority of people want them. Thinks ordinance is written for DTE
- Public comment closed and discussion continues among the board
 - Setbacks around the village.
 - M. Kenny would like more restrictive setbacks on non-participating property boundaries
 - R. Bluemer discussed sound and flicker updates were good.
 - J. Siler questioned if there is a guarantee if DTE sold would new company follow through. New company needs to follow ordinance.
- Mike DeBeau was asked to approach the commission for conversation about village boundaries.
 - Mike suggested 1 mile boundary.
 - Discussion of 1400' around village limit as non-participating.
 - Keep boundary around village same as other non-participating property.
 - Most other townships do not have a village. We are unique.
 - All members agreed to have an exclusion zone of 1400' around the village limit.
- Continue discussion of non-participating property lines.
 - M. Kenny made motion to change non-participating property line setbacks to 1000' from the center of the turbine.
 - M. Keenan support
 - Discussion reverted back to village exclusion area
 - M. Kenny withdrew his motion.
- Suggested to use Jonesfield Township Land Use Map to be village boundary.
- Amend previous motion stated to use village limit as boundary.
 - The distance between a Turbine and any outside border of the Jonesfield Township Future Land Use Map shown as Figure 1 on the last page of this Wind Ordinance shall be at least 1,400 feet, except for any Agricultural (A1) and Agricultural and Residential (A2) Districts.
 - Motion made by M. Kenny
 - Supported by M. Keenan
 - Roll Call Vote: M. Kenny – yes, M. Keenan – yes, J. Siler – yes, D. Bluemer – no, K. Nock – yes.
 - Motion carries
- R. Bluemer made motion to leave current Non-Participating property line setbacks at 500'
 - Support by J. Siler
 - Motion was withdrawn
- M. Kenny amend ordinance from 1 times turbine height from non-participating property line to 1000' from the center of the turbine. M. Keenan – support
 - Discussion – 1000' is a compromise from 1400' as original discussion. Previous ordinance went through with 3-2 vote for 500'.
 - Compromise to 1000' if non-participating property owners can agree than they can put a turbine on. Hope that this could be supported.

- Roll Call Vote: M. Kenny – yes, M. Keenan – yes, J. Siler – no, D. Bluemer – no, K. Nock – no.
 - Motion failed
- Early extended comment
 - Concerns about being able to build on their property.
 - If one falls it will land on non-participating property.
- D. Bluemer made motion to send ordinance to township board as is with addition of setbacks to village with use of Jonesfield Township Future Land Use Map.
 - J. Siler – supported
 - Roll Call Vote: M. Kenny – no, M. Keenan – no, J. Siler – yes, D. Bluemer – yes, K. Nock – yes
 - Motion passes to send ordinance to township board.
- New Business
 - Amy Grundas requested Special Use Permit to bring their RV business, Campers Choice, to 21925 Gratiot Rd. needs the permit prior to purchase of property.
 - Special meeting set for August 28th at 7:00pm.
- Next regular meeting will be Oct. 8th at 7:00pm to continue the 5 year review.
- Motion to adjourn at 11:00pm by J. Siler
 - Support – M. Kenny
 - Meeting adjourned