

CHARTER TOWNSHIP OF FLUSHING

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PLANNING COMMISSION MEETING

DATE: JULY 13, 2009

TIME: 7:00 P.M.

WEB ADDRESS <http://www.flushingtowship.com>

MEMBERS OF PLANNING COMMISSION

Mark J. Newman, Chair

Richard Buell

Jerome Doyle, Vice Chair

Ronald Flowers

Eric Swanson, Secretary

David Gibbs

Mark Purkey, Board of Trustee Representative

Julia A. Morford, Recording Secretary

PRESENT: Newman, Swanson, Buell, Flowers, Gibbs, Purkey, and Morford

ABSENT: Doyle

OTHERS PRESENT: 1 other individual

I. MEETING CALLED TO ORDER at 7:00 p.m. by Planning Commission Chair **MARK NEWMAN** with Roll Call and the Pledge to the American Flag.

II. ADOPTION OF AGENDA: FLOWERS MOVED, seconded by Purkey to adopt the Agenda as submitted. **MOTION CARRIED.**

III. APPROVAL OF MINUTES OF JUNE 8, 2009: SWANSON MOVED, seconded by Gibbs to approve the Minutes of June 8, 2009 as submitted. **MOTION CARRIED**

IV. NEW BUSINESS:

V. UNFINISHED BUSINESS:

1. Discussion Regarding Wind Turbines

The Planning Commission has been working on the proposed ordinance for the past several months; **BUELL** has assembled the frame work for the proposed ordinance. The Commission started out with "Original" and has received the "Draft as of 06/08/09" which has the changes from the "Original."

FURTHER RECOMMENDATIONS/CHANGES FROM THE PLANNING COMMISSION:

1. **BUELL**, after discussing the issue with **DOYLE**, he (Doyle) had reviewed in more detail the “Michigan Land Use Guidelines for Siting Wind Energy Systems” and recommended the following additions be added to the proposed ordinance:
 - a. Automatic braking system (already included in the proposed ordinance)
 - b. Reflect the fact there should not be a disruption in the television antenna transmissions as there are a lot more people on digital service. (* No. 1)
 - c. The proposed draft was never intended to address commercial installation – solely for an individual home owner who was doing an on-site residential installation.
 - d. **BUELL** understands the State has been working on legislation of commercial wind farms; Flushing Township is not a particularly “windy” area.
 - e. Page 5 of the “Michigan Land Use Guidelines for Siting Wind Energy Systems”, (right side of page) there are eight (8) different tower requirements that should be considered for the proposed ordinance. (*No. 3)
 - f. Pages 6 – 11 contains rational that the Planning Commission might choose to add to the proposed ordinance.
 - g. Page 19 – terms of the Glossary should be added to the proposed ordinance. *(No. 3f)

1. **TV Antennas* – it was recommended to draft the ordinance so that it would be general in a specific way so that it would not always have to be amended. The Planning Commission has to be fair to both the individual that is applying for the permit and the people that are affected by the application. It was recommended the proposed language would be: **“Must be in compliance with F.C.C. Rules and Guidelines pertaining to electronic interference with nearby devices including but not limited to televisions, radios, cordless telephones, wireless routers, etc.**

A commercial setting would be completely different from the residential setting.

2. *Commercial Installation* – it was recommended to finish the “residential wind turbine section” at present. The State of Michigan Ordinance could be referenced to for “commercial” cases for the time being. It was mentioned that in the thumb of Michigan, the vibration from the wind turbines was similar to sitting in a car with a “boom box”.
3. ** Page 5* of the “Michigan Land Use Guidelines for Siting Wind Energy Systems (8) different tower requirements:
 - a. It is recommended that the minimum vertical blade tip clearance from ground level should be 20 feet.
 - b. Lightening protection and an automatic braking or governing requirement to prevent uncontrolled rotation or overspeeding.
 - c. If a tower is supported by guy wires, the wires should be clearly visible to a height of at least six (6) feet above the ground. Recommended Language: **“Any guy wires anchors may be no closer than ten (10) feet from any property boundary and must be clearly visible to a height of eight (8) feet.” (Section 3)**
 - d. On-site use wind energy systems should be classified as a “permitted use” if the tower proposed is 20 meters tall or less.

- e. Towers more than twenty (20) meters (sixty (60) feet) in height, whether they are declared to be for personal use or are to provide utility-scale power, should be classified as “special use” structures.
- f. *Listed under “**Definitions**” – **IPR = instantaneous power rating and AEP = annual energy productions.** (Reference made to Section 3, last paragraph, “Installations of wind energy systems of more than ten (10) KW IPR will be considered on an individual basis.) Average price of installation of a “Windspire” brand wind turbine, was \$9,200. A lot of people are ordering two (2) turbines due to receiving credit from the government. Example: A co-op energy company in Northern Michigan charges \$100 and installs a meter where the energy comes into the building. The meter will monitor how much energy comes into the building; at any time you are not using the energy, you receive a credit. If there is a total power failure, your system has to be able to stop any back feed into the system. Consumers Energy requires an individual to install a meter which you are charged \$700 to \$1,000; you are then required to be part of a sell-back program where the individual has to pay \$25 per month. The individual sells to Consumers at wholesale and then buys back at retail. Most people are not trying to make money off the purchase of wind turbines.
 - a. Most people who are interested in the wind turbines are just trying to do something good for the environment.
 - b. The Government is trying to promote wind turbines.

Some people are interested in placing the wind turbines on top of their garages or pole barns. There would be twenty (20) feet off the ground.

Recommended wording for Utility Companies = automatic cut-off switch is required which would stop current flowing of power of a general power outage.

Recommended placement of “Shadow Flicker” to be listed under “Definitions” = a term used to describe what happens when rotating wind turbine blades come between the viewer and the sun, causing an intermittent shadow. (See Page 11 of the “Michigan Land Use Guidelines for Siting Wind Energy Systems”). A “shadow flicker” analysis has to be obtained from the manufacturer of the unit.

COMMENTS FROM THE PLANNING COMMISSION:

1. The Planning Commission has to be very careful with the wind turbine situation because there has been a lot of publicity on the news.
2. When the State does their wind turbine ordinance, it will take a lot of the requirements out of the hands of the local municipality.
3. There are several ordinances from other areas of the State which the Planning Commission has been able to use as an example.
4. Everything has been covered by the drafting of the proposed ordinance.

5. A wind turbine has to be installed by a company – not by an individual.

VI. PUBLIC COMMENTS:

7:58 P.M. – OPENED TO THE PUBLIC FOR NON-AGENDA ITEMS

One (1) person gave his comments.

8:05 P.M. – CLOSED TO THE PUBLIC FOR NON-AGENDA ITEMS

VII. BOARD COMMENTS:

1. **PURKEY:** a gentleman that attended the last regular scheduled Board of Trustee's Meeting had some questions regarding the Flushing Township Nature Park Home of which he wanted to purchase and have a chartered environmental school. There have also been rumors that Flushing Township was selling the Park Home to a developer, that rumor is not true.
2. **FLOWERS:** a petition for home occupancy had been turned into the township but the individual was not in attendance.

VIII. MEETING SCHEDULE: NEXT REGULAR SCHEDULED MEETING WILL BE HELD ON MONDAY, AUGUST 10, 2009 AT 7:00 P.M.

FUTURE MEETINGS:

REGULAR SCHEDULED MEETING – MONDAY, SEPTEMBER 14, 2009 AT 7:00 P.M.

REGULAR SCHEDULED MEETING – MONDAY, OCTOBER 5, 2009 AT 7:00 P.M.

REGULAR SCHEDULED MEETING – MONDAY, NOVEMBER 9, 2009 AT 7:00 P.M.

REGULAR SCHEDULED MEETING – MONDAY, DECEMBER 14, 2009 AT 7:00 P.M.

IX. ADJOURNMENT: Due to lack of business matters, **NEWMAN** adjourned the meeting at 8:23 p.m.

MARK J. NEWMAN, Chair

JULIA A. MORFORD, Recording Secretary

ERIC SWANSON, Secretary

Date of Approval