

MINUTES OF THE SANILAC TOWNSHIP PLANNING COMMISSION
December 7, 2017

Meeting called to order by Acting Chair Dear at 7:35 p.m., followed by a moment of silence in remembrance of the attack on Pearl Harbor and the Pledge of Allegiance.

Members present: Dear, Falls, Haman, Lyall, Milarch, Walker (7:40 p.m.).

Member absent: Kelly

Additions to agenda: Set time and dates for 2018 meetings.

Public Comment: Seven meeting attendees commented regarding the WECF Ordinance.

Minutes of the November 2017 Meeting: Motion by Falls, Second by Walker to accept. Passed.

Zoning Administrator's Report: No land use permits issued.

Solar Ordinance: Discussion regarding Foster Swift's email reply in answer to questions regarding certain language included in the draft solar ordinance prepared by Foster Swift. Further discussion on Solar Ordinance planned for January 2018 PC meeting.

Wind Energy Ordinance: Continuation of discussion regarding modifications to sections of existing ordinance. The following action was taken on modifications to the ordinance that were originally proposed at the July 6, 2017 PC meeting.

Motion by Haman, Second by Walker to amend:

Section 6.50 Wind Energy Conversion Facilities, Subsection (g) (1) (B). This section will be amended to read:

1,320 feet or 4.0 times the total height, whichever is greater, from the property line of any non-participating parcel.

Roll Call Vote:

Falls – NO, Haman – YES, Dear – YES, Milarch – NO, Walker – YES, Lyall – ABSTAIN*

Motion Passed

Motion by Haman, Second by Walker to amend:

Section 6.50 Wind Energy Conversion Facilities, Subsection (g) (1) (C). This section will be amended to read:

1.5 times the overall height from any public road or above ground power distribution or communication lines.

Roll Call Vote:

Falls – NO, Haman – YES, Dear – YES, Milarch – YES, Walker – YES, Lyall – ABSTAIN*

Motion Passed

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Motion by Haman, Second by Walker to amend

Section 6.50 Wind Energy Conversion Facilities, Subsection (g) (4) (A) and (B). This section will be amended to read:

- A. 45 dBA LAmax or the ambient sound pressure plus 5dBA, whichever is greater, for more than 10% of any hour measured outside and immediately adjacent to any occupied structure which was located on any participating parcel at the time a permit for the WECF was issued;
- B. 40 dBA LAmax or the ambient sound pressure plus 5dBA, whichever is greater, for more than 10% of any hour measured outside and immediately adjacent to any property line on any non-participating parcel at the time a permit for a WECF is issued;

Roll Call Vote:

Falls – YES, Haman – YES, Dear – YES, Milarch – YES, Walker – YES, Lyall – ABSTAIN*

Motion Passed

Motion by Haman, Second by Milarch to amend

Section 6.50 Wind Energy Conversion Facilities, Subsection (g) (8), by adding the following two sentences at the end of the paragraph which is the entirety of this section:

All turbines are to be equipped with a shadow detection system. Shadow Flicker on non-participating parcels shall not be allowed.

Roll Call Vote:

Falls – YES, Haman – YES, Dear – YES, Milarch – YES, Walker – YES, Lyall – ABSTAIN*

Motion Passed

*Lyall abstains due to his position as a member of the Sanilac Township Board.

Haman to rewrite affected sections of Section 6.50 for Board.

Tabled discussion on industrial ordinance.

Time and dates for 2018 Planning Commission meetings to be:

7:00 p.m (all dates)

January 4, February 1, March 1, April 5, May 3, June 7, July 5, August 2, September 6, October 4, November 1, December 6

Adjournment: Motion by Milarch, Second by Dear. Meeting adjourned at 8:59 p.m.