

1 SAUGATUCK TOWNSHIP PLANNING COMMISSION
2 SAUGATUCK TOWNSHIP HALL
3 FEBRUARY 28, 2011
4 7:00 P.M.
5 DRAFT MINUTES
6

- 7 **1. Call to Order:** Chair Edris called the meeting to order at 7:00 pm
- 8 **2. Roll Call:** Members present-Edris, Rowe, Hanson, Milauckas, Darpel, Conklin. Members absent –
9 Rausch. Also present Mark Sisson, LandMark Strategies. Daniel Nally, Holland BPW. Zach
10 Bossenbroek, Southwest Michigan Wind Energy Development.
- 11 **3. Review and adopt agenda:** The agenda was approved as amended.
- 12 **4. Approval of Minutes:**
- 13 A. January 24- Motion by Rowe, with support from Hanson, to accept the minutes as
14 presented.
- 15 B. January 31- Tri Community: Special meeting to discuss update of tri-community plan.
16 Motion by Conklin, with support from Darpel, to approve the minutes as presented.
- 17 **5. Public Comment:** None
- 18 **6. Public Hearing:**
- 19 A. Amending the Saugatuck Township Code of Ordinance, Chapter 40. Amendment to establish
20 standards for the placement of Wind Energy Turbines (WETS) by adding Article XX, Wind
21 Energy Turbines.
- 22 Chair Edris opened the public hearing. Sisson presented members with an alternative
23 considerations handout dated 2-28-03 (available at the Township Hall for public review),
24 and an example of a wind study that was performed in Falmouth, Massachusetts. Sisson
25 believes it is a good example of how necessary and complex noise studies are. Members
26 discussed the following: (1) The decibel (dB) levels of wind turbines, more specifically day
27 noise levels and night levels, and considering 40-45 dB at the nearest property line as a
28 default measure with the ability to grant a waiver from this measurement. (2) The setback
29 and separation of wind turbines from surrounding structures, and (3) the enforcement,
30 monitoring, and complaint resolutions. Further discussion took place on what would happen
31 in the case of a property transfer and the decibel level being proposed. Nally requested that
32 any standards placed on the wind turbines be also applied to agricultural aspects as well, he
33 believed they made just as much noise. Other concerns by members were the introduction
34 of industrial equipment into a rural area, where the nearest wind turbine farm was if
35 members decided to make a visit, and what was the actual number of turbines that would
36 be required to make the proposed project reasonable, and where would the transformer
37 and lines be located. A brief discussion took place on the monitoring protocol that should be
38 established and the cost factor regarding the certification. Members agreed that they are
39 comfortable with Sisson’s recommendations and directed him to move forward.
- 40 Zachary Bossenbroek, President Development SWMI, addressed the fact that he would like
41 to see an 800’ setback rather than the 1000’ radius. If the noise is controlled than why is the
42 1000’ setback needed. Discussion on Enforcement led Hanson to express concerns with the
43 cost that the Township would undertake to monitor the enforcement process. Other
44 concerns were how to avoid harassing complaints or recurring complaints. Sisson stated he
45 will have a better idea of the costs at the next meeting. Relating to compliance, Hanson
46 believed compliance would come into affect when the original certification data could be
47 reproduced. Nally suggested reference be made to (iec6100-11), an international standard

48 for addressing wind turbines. Sisson will present a new updated draft for the Commission at
49 the next meeting.

50 **7. Discussion – Zoning Boundaries and Set Public Hearing**

51 A. An Ordinance to Amend Chapter 40, The Zoning Chapter in the Code of Ordinances for
52 Saugatuck Township, Allegan County, Michigan, by adding section 40-107, pertaining to lots
53 or parcels included in more than one zoned district.

54 Commission reviewed the text amendment. A public hearing will be set at the next meeting.
55 Milauckas would like to include 40-106. Sisson will do the hearing language. Discussion
56 took place on how the ordinance would apply to certain parcels located at the south end of
57 Blue Star. Public hearing will be set at next meeting.

58 **8. Discussion – Tri Community Plan**

59 The City of Douglas has noticed the Township and the City of Saugatuck of plans to review
60 the Tri-Community Master Plan. Motion by Hanson, with support from Rowe, to notify
61 neighboring municipalities that the Township will be reviewing the Tri-Community Master
62 Plan. Motion carried unanimously by voice vote.

63 Hanson proposed a sub-committee be formed to compile the suggested changes/revisions
64 that the Township has completed up to this point, this information would then be
65 presented to the Tri-Community Master Plan Committee. Hanson volunteered to complete
66 this task. Due to missing pages in members Tri-Community Plan Milauckas suggested all
67 copied in the office be reviewed and updated with the missing pages.

68 Edris and Hanson agree that there are some in the community that believe the committee is
69 attempting to rewrite the plan, this is misleading information, committee is only reviewing
70 the plan.

71 **9. Other Business:**

72 A. Multi-Family Residential – Discussion on inclusion in R5 districts, the language would not
73 replace the current language but would add to it.

74 **10. Adjourn:**

75 A. Prior to adjournment Edris reiterated what members had agreed upon during the meeting,
76 (1) A draft of Wind Turbine would be available at the next meeting. (2) A public hearing for
77 New Text Amendments set. (3) Continue discussion on the Tri-Community Master Plan.

78
79 Edris adjourned the meeting at 10:15 pm

80
81

82 Respectfully submitted by Pam Aalderink, Recording Secretary

83
84