

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 3, 2012
7:00 P.M.
GOLDEN TOWNSHIP HALL

1. Meeting called to order at 7:00 p.m. by Robert Fong. The Pledge of Allegiance was recited by all.
2. Roll call: Present; Mitteer, Fuehring, Fong, Whitney, Terryn, Wilson, Coker & Jake Whelpley, Zoning Administrator. Absent: Cook, Hosner.
3. Approval of Agenda:
Whitney motioned to approve the agenda as presented, Wilson support, all yes, motion carried.
4. Approval of Minutes from February 28, 2012
-Motion by Wilson, support by Whitney to approve the minutes of the February 28th Planning Commission meeting as presented. All yes, motion carried.
5. Correspondence: None
6. Zoning Administrator Report: Members are reminded that there is a training session April 12, 6:00 to 9:00 P.M. at the Elbridge Township Hall. A letter was sent by our attorney to Val Du Lakes reminding them that they need to submit their deck to the Planning Commission for approval. They must submit the Outdoor Gathering Permit request in a timely manner if they intend to have concerts this summer.
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7. New Business:
 - A. Karen Sherry PWPG Special Use Public Hearing
 1. Open Public Hearing – Robert Fong
-3053 Lakshore Drive, Mears
-6' diameter wind turbine to be installed on their rooftop.
 2. Zoning Administrator Presentation – Jake Whelpley
-Referenced section 14D regarding wind turbines.
-Site Plan shows the wind turbine on top of the house.
-This will require a Special Use Permit.
 3. Petitioner Presentation
-Distributed handouts describing the rooftop wind turbine system. It is a Honeywell product.
-The wind turbine is guaranteed to be less than 35 decibels at 10' away.
-It will be roof mounted. It looks like a big fan.
-It will be connected to Great Lakes Energy and all excess energy will be given to them.

- It is considered renewable energy.
- This location is rated as “excellent” for generating wind power.
- Coker questioned at what wind speed the 35 decibels would be guaranteed? Petitioner was unsure.
- Mitteer questioned the height of the mechanism? Petitioner stated it will be 6’-9’ tall.

4. Correspondence Pro

- None

5. Correspondence Con

- 2 Letters from Jerry and Carol Wilson representing the 2 parcels that they own. They are concerned about the noise and the impact on the wildlife.
- Letter from Edwin and Norma Loomis concerned about the noise, wildlife, real estate values, health and quality of life.
- Letter from Steve and Rebecca Star concerned about the wildlife, the noise and the possibility that this will be the beginning of many wind turbines being installed.

6. Public Comment Pro

- Mark Rippee stated he has been measuring the decibel levels during this meeting with a DB meter. The DB levels during this meeting have been between 73 and 43. He doesn’t believe noise will be an issue if the DB for the wind turbine is less than 35 DB.

7. Public Comment Con

- Thomas and Denise Olson concerned about the noise. They are aware of codes in other areas that require at least one acre for a wind turbine. These lots are much less than one acre. They are also concerned about noise from vibrations with higher wind speeds.
- Bob Carter stated he is neither for nor against the project, but he would prefer to have this project considered by their Association before it is approved by the Planning Commission.

8. Petitioner Comments; Rebuttal

- Stated they are not experts, and they are relying on information that has been given to them regarding the wind turbine system. The experts have told them that 35DB is the maximum sound level, that there is minimal if any vibration and it will have little or no effect on the environment. They understand completely the environmental and ecological concerns. They are interested in renewable energy.

9. Zoning Administrator Summary

- Use the check list when reviewing the proposal.

10. Close Public Hearing

11. Deliberation; Finding of Fact using Ordinance Standards form

- Fong reviewed the Zoning Ordinance.
- System cannot exceed 55DB at the property line.

- The system does have automatic braking.
- Coker questioning the actual height of the tower, as they may want it higher to reach the maximum wind speed.
- Whitney stated he stayed in a cottage that had a system similar to this and never heard any noise.
- Fong believes the shroud around the turbine is there to prevent noise and vibration.
- Fong believes the health concerns addressed in the written correspondence were related to the large wind turbines, not this system.
- Fuehring believes the Association should make their decision before the Planning Commission. He also does not believe it is an efficient system.

7:46pm Terryn arrives.

12. Decision;

- Motion by Fuehring, support by Whitney to table the request until two issues are resolved: 1. Petitioner to find out at what wind speed the 35DB level is measured and 2. Get a decision from the Association before the issue is considered by the Planning Commission. All yes, motion carried.

*Petitioner questioning why the Association's opinion is necessary as they do not have any zoning authority. They were under the impression that this was the committee that would have the authority to approve the project.

*Whelpley states that the committee with the more restrictive conditions will make the final approval.

*McNeely states that it is appropriate to adjourn for the reason of collecting information. The Association decision will be informational only, and will have no authority with the Planning Commission decision.

*Carter stated that their Association has no covenants or bylaws, but he would like their residents to be aware of the situation before final approval is made.

8. Old Business: None

9. Ordinance Amendments & Other Reports

A. Amendments Review

-Whelpley read letter from R. Claire Purdy regarding overdevelopment.

-Whelpley reviewed the following proposed Zoning Ordinance Amendments that have been considered by the subcommittee from the Planning Commission.

1. Definitions; Add Primary Use: Any use in a zoning district that is listed as a permitted or special use for that district.
2. Table 5.4.1: change RR minimum lot size from 12,000 sq. ft. area and 100 ft. lot width to 1 acre area and 225 ft. minimum lot width.
3. Resort commercial; Add Public Parks as a Permitted Use.
4. Section 4.19 Detached Garages; See attachment.
5. Conditional Rezoning; See attachment.

6. CI add junkyard as a Special Use. Definitions add Junkyard; means a premises, establishment or place of business which is maintained, operated or used for storing, keeping, buying or selling junk, or for the maintenance or operation of an automobile graveyard under Public Act 219 of 1966.
Junk; means old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste, or junked, dismantled or wrecked automobiles, or parts of automobiles, iron, steel and other scrap ferrous or nonferrous material.
Automobile Graveyard; means any premises, establishment or place of business which is maintained, operated or used for storing, keeping, buying or selling junk wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts.
7. Section 4.12 Manufactured Housing, Change 5 year age limit to 10 years.
8. Section 12.7(2); remove “and shall be submitted to the OCRC for acceptance into the county road system as a public road.”
9. R1, RR, LD Residential zones; add Two family dwellings as a Special Use. Add conditions to Chart 5.4.1 Minimum lot area One Acre, each unit 720 sq. ft.
10. Add section 4.38 Outdoor wood Heaters. See attached.
11. Add section 4.39 Septic System Inspection; See attachment.
12. 4.40 Add: Home Based Business, See attachment.
13. Agricultural Preservation District; See attachment: (Subcommittee decided not to add this.)
14. Low Density; See attachment: (Subcommittee decided not to add this.)
15. Signs; See attachment.
16. Section 4.33; remove everything after the first sentence, RV limits.

-May be able to have a Public Hearing regarding these proposed amendments in June of this year.

B. Grace Adventures use Change

- Whelpley stated Grace Youth Camp has made many changes since it's origination, including the name. It is now Grace Adventures.
- Many other townships consider businesses like Grace Adventures a “Church” instead of a “Camp”.
- Whelpley feels this is also appropriate in this situation. He made the decision to make this change from Campground to a Church. The Zoning Administrator has the authority to make this decision on his own.
- Grace Adventures will still be required to submit Site Plans to the Planning Commission when changes are made, but will not be required to have Public Hearings.

10. Public Comments:

1. Resident confirming that there will be a Public Hearing in June regarding the proposed Zoning Ordinance Amendments. Whelpley stated that is his hope, and it will be advertised in the newspaper.

2. Resident questioning what is happening with the project for 163 campsites and a motel. Whelpley stated Mr. Ferwerda has changed his mind, and pulled his application and will not be pursuing this project.

11. Motion by Wilson, second by Mitteer to adjourn the meeting at 9:00 pm. All yes, meeting adjourned.

Respectfully Submitted,

Tina Wiegand
Recording Secretary