

SPECIAL USE HEARING: WIND ENERGY ADMENDMENT

BUTLER TOWNSHIP PLANNING COMMISSION MEETING MA Y 29, 2024

Meeting called to order at 7:00pm by Chairperson Doug Bracy.

Pledge of allegiance

Planning Commission members present: Michelle Reed, Tom Waltke, Chris Parker, Derrick Bracy, Chairperson Doug Bracy & Eileen VanVleet. **Planning Commission member absent:** Janis Olney.

Others present: Butler Township Supervisor, Gary Smith, Zoning Administrator Matt Ashenfelter, Jeff Haines from DTE, and Velma Cole.

APPROVAL OF PREVIOUS MIINUTES: Motion to approve the minutes from the March 6, 2024, meeting.

T. Waltke/C. Parker. All I favor, motion passes.

CALL SPECIAL USE MEETING TO ORDER:

State what is in the Wind Energy Amendment:

Chris Parker read the following sections starting on page 3, Special Use Permit, Electromagnetic Interference, Noise, page 4, Visual Impact, Site Development, Height, page 5, Zoning District, Lot area/setbacks, page 6, Ground Clearance, Safety: the WECS shall meet the following requirements, Connection to power grid, Lighting, page 7, Vibration, Shadow Flicker, Utility Grid WECS, on site WECS, Additional studies, annual report, decommissioning, page 8, Abandonment of unused turbines, Complaint Resolution, page 8, Conflicts, Severability. The complete ordinance can be found on the Butler Township web page. Butler Township Michigan.

Questions from the Public: Gary Smith was questioning regarding tornadoes and how the turbines would hold up. He said that tornadoes knocked down 5 windmills and was wondering if we should add language to make windmills stronger. The consensus was that a tornado is an act of God and the language we have is sufficient. Matt replied that most windmills cannot withstand that kind of wind damage.

CLOSE THE PUBLIC PORTION OF THE MEETING.

Motion to approve the Wind Energy Amendment: Roll Call vote: Tom Waltke, **YES**, Chris Parker, **Yes** Derrick Bracy **YES**, Michelle Reed, **Yes**, Doug Bracy, **Yes**, Eileen VanVleet **YES**. All in favor, Motion passes This ordinance will be given to the Township Board to be adopted and placed in our Ordinances.

ADJOURNMENT OF THE SPECIAL USE MEETING

New Business:

A request from Jeff Haines from DTE, asking that the following language *“utility-scale solar energy systems”* be added to **Section 4.03, USES PERMITTED BY SPECIAL USE PERMIT, LETTER E: PUBLIC UTILITY BUILDINGS, TELEPHONE EXCHANGE BUILDINGS, ELECTRIC TRANSFORMER STATIONS AND SUB-STATIONS, AND GAS REGULATOR STATIONS (NOT INCLUDING SERVICE OR STORAGE YARDS) WHEN OPERATING REQUIREMENTS NECESSITATE THE LOCATING WITHIN THE DISTRICT IN ORDER TO SERVE THE IMMEDIATE VICINITY. This shall not include wireless communication facilities as set forth in Section 14.06 of this ordinance.**

Motion to approve adding the language to Section 4.03 Uses permitted by special Use permit, letter E.

ROLL CALL VOTE: T. Waltke, **YES**, C. Parker, **YES**, Derrick Bracy, **NO**, Michelle Reed, **YES**, Doug Bracy, **YES**,

Eileen VanVleet, **YES**. Five (5) YES, One (1) NO. Motion passes.

APPLICATIONS FROM ZONING ADMINISTRATOR:

Three (3) zoning permits were issued in April 2024.

Zachary Whaley, New 12X40 pre-built shed, \$50.00. Monroe Wickey, New 44X80 calf barn w/12X30 concrete floor, \$50.00. Kristine Inman, New 22X28 steel building w/12X28 lean-to & crushed stone floor, \$50.00.

LAND SPLIT: Berneta Crandall, Parcel split of 405 acres w/existing dwelling from a 18.98 acre parent parcel. Remaining parent parcel to be combined with adjacent one acre parcel located at 1226 Litchfield Rd. \$50.00.

Three (3) zoning permits issued in My 2024. Maralya Bara, 42X48 addition to existing barn, \$50.00. Kevin Woodward, 20X40 inground pool w/auto cover (no fence required). \$25.00.

KEMELEON PROPERTIES LLC, Site visit 5/09/24, -Fire damage structure has been demoed and property cleaned up- Final 25% of insurance claim to be processed to property owner by American Modern Insurance Co. (fire withholding), \$75.00.

PLEASE NOTE: THE NEXT PLANNING COMMISSION MEETING IS MONDAY, SEPTEMBER 9, 2024

Zoning Administrator Matt Ashenfelter is resigning his job as Zoning Administrator as of June 30, 2024. We are sorry to see him leave.

Adjournment of the Planning Commission Meeting. Motion to adjourn. T. Waltke/Derrick Bracy,

All in favor, motion passes. Meeting adjourned at 8:00pm.

Respectfully Submitted,



Eileen VanVleet