



## **PARK TOWNSHIP PLANNING COMMISSION MINUTES**

Draft until approved at next meeting

**July 21, 2009**

Regular Meeting

DRAFT COPY

Present: LeeAnne Jachim, Bill Cole, Nicki Arendshorst, Steve Schaftenaar, Joseph Lampen, Dan Martin, attorney and Eric Davis, Zoning Administrator

Absent: Ed de Vries, Jeff Ebihara

Nicki Arendshorst, Chairperson, called the regular meeting of the Park Township Planning Commission to order at 6:30 p.m.

### **MOTION**

A motion was made by Jachim and supported by Schaftenaar to approve the agenda as presented.

### **VOTE**

Motion carried: 5-0

### **MOTION**

A motion was made by Jachim and supported by Cole to approve the minutes for the June 9, 2009 special meeting as presented.

### **VOTE**

Motion carried: 5-0

### **PUBLIC COMMENTS**

Ken Freestone, 83 Riverhills Dr., Holland, stated that he was the project manager for the West Michigan Strategic Alliance Green Structure Initiative (GSI). He encouraged the Planning Commission (PC) members to use the tools the GSI has to offer about low impact developments and green infrastructure initiatives throughout Michigan. He also encouraged the PC to think about both low and high water tables as they plan for and help guide the township.

Joel Welsh, 679 Bosma Ave., stated that he had given noise ordinances from surrounding communities to the PC chair. He stated that he would like the township to consider looking at the current ordinance, especially regarding enforcement.

### **AGENDA ITEMS**

#### **Item #1** Ordinance Amendment – Wind Energy Ordinance

Lampen, chair of the committee that drafted the ordinance, summarized the new draft ordinance. Lampen stated that the maximum height of a turbine that would be permitted by right would be fifty feet (50'). Turbines that cannot meet the permitted-by-right criteria could come for a special use.

The public hearing was opened at 6:45 p.m.

Freestone asked if there would be a setback requirement for the poles themselves. He asked if there was any restriction for attaching the pole to the house.

Davis stated that the turbine pole must meet the setback for the zoning district. A permit will be required.

Lampen stated that an applicant would not be restricted from attaching a wind turbine to their house.

Welsh asked about fall zones.

Davis stated that there is no fall zone specified. That would be looked at with each special use.

The public hearing was closed at 6:50 p.m.

Arendshorst asked about any visual considerations.

Lampen stated that that was not discussed in subcommittee.

There was a discussion on colors, advertising, lighting, visual considerations, etc. There was a consensus that it was a good idea to restrict advertising on the blades, etc.

Arendshorst asked about incentivizing alternative energy solutions.

Schaftenaar asked if a common height for wind turbines was fifty feet.

Davis stated fifty feet was chosen because there is already an exception in the ordinance for that and it would also allow a fifteen foot turbine on a thirty-five foot house.

Arendshorst asked about turbines in the water.

Lampen stated that there is wording regarding that in the proposed ordinance but the township probably doesn't have any real jurisdiction in the water.

Arendshorst asked about draft ordinances for other types of alternative energies.

Lampen stated that the committee decided to wait and see the need and write separate drafts.

There was a discussion on environmental impacts, special uses, colors, designs, towers allowed by right, noise levels, fall zones, how to proceed, etc.

Lampen suggested having the subcommittee reconvene to discuss some of the questions that were raised.

#### MOTION

A motion was made by Jachim and supported by Cole to table this item and send the draft back to the subcommittee.

#### VOTE

Motion: 5-0

#### **Item #2** Annual Report

Arendshorst presented the PC annual report from Janet Magennis, former PC secretary.

#### MOTION

A motion was made by Jachim and supported by Lampen to accept the report and pass it along to the township board.

#### **VOTE**

Motion carried: 5-0

#### **ANNOUNCEMENTS**

Arendshorst stated that she wanted to thank Jeff Ebihara for his time on the PC.

Arendshorst wanted the PC to be aware that the storage building ordinance was modified when it went to the township board.

Arendshorst stated that the master plan survey is mostly complete and is now waiting for input from the township board and manager.

Davis stated that the township had received a request for a special meeting of the PC on August 11, 2009. It was decided that that was acceptable.

Arendshorst stated that Joel Welsh had talked with one of the township board members regarding the township noise ordinance.

Welch stated that he felt that the ordinance may be weak and perhaps should be looked into. A discussion ensued. Arendshorst stated that she will pass the concerns on to the board.

**MOTION**

A motion was made by Jachim and supported by Cole to adjourn at 7:50 p.m.

**VOTE**

Motion carried: 5-0

Meeting adjourned.

Sandy Brodie  
Recording Secretary