

APPROVED 12/05/2012

Regular Meeting of Casco Township Planning Commission  
November 14, 2012, 7:00 PM

**MEMBERS PRESENT:** Bruce Barker, John Stroud, Daniel Fleming, David Campbell, Dian Liepe, and Judy Graff

**ABSENT:** Paul Macyauski is excused.

1. The meeting was called to order at 7:10 PM. There were no changes to the agenda.

2. Motion by Campbell, supported by Liepe to approve minutes of 10/10/12 with the following amendment. All in favor, MSC.

Amendment to 10/10/12 minutes: Page 2, Wind Energy Ordinance, #8 Roundtable Discussion, 3rd paragraph, Campbell requested the following be added "Campbell supported noise level to be measured at nearest residence at time of installation".

3. **Public Comment & Correspondence:** none

4. **Report from Township Board Representative:** Graff gave a report of the Township Board meeting. Graff stated that the final money has been received for the Maple Grove grant. Graff stated that members from the South Haven Hospital attended the last meeting which was appreciated by the seniors. Barker asked Graff to convey his concern to the Hospital administration regarding the lack of an urgent care facility in South Haven. Currently none are available and all persons requiring care, including visitors, are charged emergency room fees due to lack of a non-emergency urgent care facility. Graff shared details of the second meeting with the drain engineers regarding the N Shore Dr. area. A boundary adjustment on Sunset Shore property was approved. A topographical survey of Maple Grove/Stefan property was approved. An endangered species report was presented. None were found. There were over 140 varieties of flora/fauna documented on property. An open house to celebrate Ridley's and Cowie's service to Casco will be held on Monday the 19<sup>th</sup> at the town hall. All are welcome.

6. **Report from the ZBA representative:** None

7. **Report from Water/Sewer representative:** Chairman Barker stated the Miami Park Sewer System is up and running into Municipal System. There are still a few upgrade tasks which should be complete sometime in December.

8. **Wind Energy Ordinances:** Further discussion on Wind Energy Conversions systems DRAFT- Revision #2, dated Oct. 29, 2012. See attachment.

Fleming questioned the need for limits on kilowatts (pg. 1, 2a, par. 2) as technology may change so why the limit?

Graff questioned the language (pr. 2, h3, h) and suggested the wording "determined to be obsolete OR ABANDONED" be included.

Graff and Campell both questioned (pg 3, #6, b, 2) the wording "have agreed in writing". What does this mean? Further clarification should be provided.

Graff commented that (pg 3, #6, b., 3) should also include underground utilities such as drain fields and buried lines.

Graff presented copies of both Ganges and Clyde Townships current WEC ordinances and questioned why some of the language and requirements differed from the ones proposed for Casco Township. A few examples cited were flicker and kilowatt usage. Chairman Barker asked Graff to follow-up with Patrick Hudson on the questions.

Fleming suggested that if there are areas already regulated we should stay out of it.

A general discussion ensued regarding the need for site plan reviews prior to approval. A suggestion was made to include a reference to Chapter 17.

Graff read aloud an e-mail she received from Janet Chambers regarding the proposed WECs ordinance with questions for PC consideration. Some points for consideration were repair to public roads damaged during construction of windmills, financial benefits to Casco and farmer, noise levels, and if permission is granted by a neighbor for a zero lot line, can that permission be added to that neighbors deed to make future property owners aware and therefore protect the township from future issues.

Chairman Barker discussed the need to hold either an open meeting or public hearing regarding the WECS Ordinance. An opening meeting was decided and scheduled for December 12 at 6 pm.

#### **9. Additional business:**

Chairman Barker presented a proposed Planning Commission calendar for next year. Topics for the joint meeting were discussed. Barker suggested a focus on capital improvements. Graff said she has met with Overhiser to discuss high-density. Barker thought this topic would fall under the umbrella of capital improvements. Sewer and water bond issues are a big part of the discussion with high-density housing as one option. Liepe questioned whether we had looked at all the options. Graff suggested the need for looking at all options and suggested an outside consultant might be beneficial. Fleming felt a consultant would add another layer. Campbell stated we need to look at location again.

Motion to adjourn by was made by Graff and supported by Liepe. All in favor. Meeting adjourned at 9:15 PM.

An opening meeting to discuss Article XV Special Uses- Wind Energy Conversion Systems (WECS) is scheduled for December 12, 2012 at 6:00 PM.

The next regular PC meeting will be held on, December 5, 2012, at 7:00 PM

Minutes by Shelly Brown, Recording Secretary

Attachment #1: Changes to Wind Ordinance Draft of 10-29-12