

November 21, 2022

Mr. Michael Kapp, Chairperson
Wheatfield Township Planning Commission
985 E. Holt Road
Williamston, MI 48895

Re: Updated Draft Zoning Ordinance Amendments – Wind Energy Systems (WES)

Dear Mr. Kapp:

Accompanying this correspondence is a further updated set of draft amendments to the Zoning Ordinance addressing small and large-scale wind energy systems (WES). This updated set of amendments replaces the previous August 18 draft version. These updated amendments address two revision issues – the deletion of the provision allowing the Township Board to approve a turbine height greater than 500' (Sec. 7.38(F)(7)) and the relocation of all MET tower provisions to a separate section unto itself (new subsection (H)). The revisions are limited to Amendment #4 regarding Section 7.38.

The following subsections of Section 7.38 were modified by the deletion of any reference to MET towers:

- Subs. C subtitle and C(1) & (2).
- Subs. D subtitle and D(1)(a) – (c), (5), (7), (8)(a) & (d).
- Subs. D(10) subtitle and (10)(a).
- Subs. D(11) – deleted in full and subsequent subsections renumbered.
- Subs. D(11)(b) & (c).
- Subs. E subtitle and E(12)(m).
- Subs. F subtitle and F(1)(c), (5), (7), (10), & (11)(e).

The updated amendments direct the reader to subsection (H) for provisions addressing MET tower application and design requirements, under subsection B(3) and the introductory paragraphs of subsections (C), (D), (E) and (F).

While addressing the above revisions, it came to my attention that the prior draft amendments were less than clear regarding the application and review process for MET towers specifically. Draft subsection (H) provides that the Zoning Administrator shall be the approving body for a MET tower for a prospective Small WES, and that the Planning Commission shall be the approving body for a MET tower for a prospective Large WES. I am aware of no valid reason to classify a MET tower as a “special land use” in recognition of the nature of a temporary MET tower and the comparatively limited applicability of the special land use approval standards of Section 15.6. Please note that subsection (H) clarifies that the approval of a MET tower shall not be construed as the likely approval for any subsequent application for a WES.

Please do not hesitate to contact me with any questions.

Sincerely,



Mark A. Eidelson, AICP
President

cc: Denny Kapp, Clerk