



WHEATFIELD TOWNSHIP

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REGULAR MEETING OF THE WHEATFIELD TOWNSHIP PLANNING COMMISSION

THURSDAY DECEMBER 15, 2022, 7:00PM

Website: wheatfieldtwpmi.gov

Call to Order: The meeting was called to order by Chairman Kapp at 7:02PM.

Roll call: Mitch Adelman, Violet Lentz, Denny Kapp and Michael Kapp, present. James Scherer absent.

Approval of agenda: Motion by Adelman to approve the agenda, seconded by Lentz. All were in favor-motion carried. Scherer absent.

Approval of minutes of October 20, 2022. Motion by Lentz to approve the minutes of October 20, 2022, with one change, seconded by Adelman. All were in favor-motion carried. Scherer absent.

Public comment: Public comment opened at 7:07PM. Seven people spoke including two who spoke twice. The main topics of comments were the most recent wind issue update from the township that was sent with the winter tax bills, turbine height, sound, geographic area, referendums, transparency, conflict of interest, working together, etc., all related to large wind systems. Public comment closed at 7:33PM.

Correspondence: Correspondence was received from Paremsky, Hills, Ross, Ketchum, Guenther and Piper.

Zoning Administrator report:

- None.

Zoning Board of Appeals report: No report.

Board of Trustees report:

- D. Kapp reported on the start of the winter tax season, discussion by the board of a Fire Code Enforcement Ordinance, and normal monthly township business.

New Business: None.

Old Business: Commission members discussed the newest draft amendment, dated November 21, 2022. The amendment is intended to balance township landowners' legal rights to engage in lawful activity with impacts on their neighbors in the best interest of the township as a whole.

Regarding the proposed area where turbines can be sited, it is limited to the lowest density areas of the township consistent with the township's future land-use map. The only possible change would be to enlarge it into low density residential enclaves.

Regarding the proposed height, commissioners believe that it reflects citizen concerns without being exclusionary, and a lower limit could result in a greater number of turbines.

Regarding sound, commissioners noted that the current limits are very protective of non-participating parcels. Also, there are many sources of sound or noise in an agricultural area, so to restrict one use to greater sound requirements while allowing other activities to go unregulated could be arbitrary and capricious.

Regarding conflict of interest of ***any*** township official, all officials are bound by the township's Conflict of Interest Resolution. To date, no official has any conflict of interest. Individuals making such assertions are encouraged to present evidence to the proper authorities.

The next meeting of the Wheatfield Township Planning Commission will be on *January 19, 2023, at 7PM.*

Motion to adjourn: By Adelman, seconded by D. Kapp. All were in favor-motion carried. Scherer absent. The meeting ended at 8:37PM. (Commissioners remained to converse with members of the public).

Respectfully submitted,

Denny Kapp, Board representative and acting secretary.