



WHEATFIELD TOWNSHIP

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REGULAR MEETING OF THE WHEATFIELD TOWNSHIP PLANNING COMMISSION

THURSDAY JANUARY 19, 2023, 7:00PM

Website: wheatfieldtwpmi.gov

Call to Order: The meeting was called to order by Chairman Kapp at 7:05PM.

Roll call: Mitch Adelman, Denny Kapp, Violet Lentz, James Scherer and Michael Kapp, present. Also present, township supervisor and zoning administrator Wayne Myer.

Approval of agenda: Motion by D. Kapp to approve the agenda with one change, seconded by Adelman. All were in favor-motion carried.

Approval of minutes of December 15, 2022. Motion by Lentz to approve the minutes of December 15, 2022, seconded by Adelman. All were in favor-motion carried.

Public comment: Public comment opened at 7:10PM. Eight people spoke. The main topics of comments were health, safety and welfare, especially related to sound requirements and shadow flicker, setbacks and turbine height, litigation, referendum, wildlife casualties, solar energy, decommissioning requirements and community engagement, all related to large wind systems. Public comment closed at 7:35PM.

Correspondence: Correspondence was received from Belles, Mills, Adelman and O'Brien.

Zoning Administrator report:

- Two Special Land Use Permit Applications have been submitted and will be reviewed by the planner.

Zoning Board of Appeals report: No report.

Board of Trustees report:

- The Fire Code Enforcement is under review and will be acted upon in February.
- Adelman and M. Kapp were reappointed to the planning commission for three-year terms each, and M. Kapp was reappointed to the zoning board of appeals for a three-year term.

New Business:

- Election of Officers for 2023:
- Officers serve for one year. There was a short discussion about retaining the services of a Recording Secretary, as we do for the zoning board of appeals and the consensus was to investigate this option. Appreciation of Violet's many years of service to the township as the planning commission secretary was noted by the pc members and the audience too.
 - **Motion** by Adelman to elect M. Kapp as the chairperson, seconded by Scherer. All were in favor, motion carried.
 - **Motion** by M. Kapp to elect Adelman as the vice-chair, seconded by Scherer. All were in favor, motion carried.
 - **Motion** by Adelman to elect Scherer as secretary, seconded by M. Kapp. All were in favor, motion carried.

- Annual Report of the Planning Commission: Members reviewed the report. It is submitted to the board annually, in March.
 - **Motion** by D. Kapp to approve the annual report, seconded by Adelman. All were in favor, motion carried.
- Proposed Budget of the Planning Commission for July 1, 2023 to June 30, 2024: The board sets the actual budget in June. This proposed budget includes more money for the categories of training and zoning support.
 - **Motion** by Lentz to approve the proposed budget for 2023-2024, seconded by Adelman. All were in favor, motion carried.
- Review of the Bylaws of the Planning Commission: Suggestions for minor changes include 1) SECTION 2: MEETINGS, A. Regular Meetings, in the second line, replace the word resolution with motion. 2) SECTION 2: MEETINGS, F. Agenda, align the order of business with the current agenda layout. M. Kapp will make these changes and this will be an action item on the February agenda.
- Adoption of a calendar of regular meetings
 - **Motion** by M. Kapp to adopt regular meeting dates of the planning commission, seconded by Scherer. All were in favor, motion carried.
 - **Motion** by M. Kapp to adopt the third Thursday of the month at 7 PM at the town hall as the regular meeting for the planning commission, seconded by Adelman. All were in favor, motion carried. Meeting schedules are posted at the township and on the website.

Old Business: The commissioners discussed the current draft amendment of Wind Energy Systems. Balanced regulation that reflects the views of the citizens and the property rights of landowners is our goal. We have considered other ordinances and studied the topic individually, and we have considered and incorporated much citizen input in the draft. 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. Mr. Hitch reviewed the Almer Township case and concluded that it had no impact on his advice that there is a demonstrated public need for wind energy systems and the township may regulate them short of creating exclusionary zoning. Adelman said that much of the language from the Almer Township wind regulations is in our ordinance. Adelman raised a concern regarding monitoring/compliance. Complaints must be addressed in a timely manner. Commissioners all agreed that we should investigate adding a provision to require an automatically renewing escrow account for this purpose.

Other Matters:

Pre-application conference with fee for all special land use permit requests to be considered in February.

The next meeting of the Wheatfield Township Planning Commission is rescheduled from February 16, 2023, to February 23, 2023, at 7 PM.

Motion to adjourn: By Scherer, seconded by Adelman. All were in favor-motion carried.

The meeting ended at 8:55PM. (Commissioners remained to converse with members of the public).

Respectfully submitted,

Denny Kapp, Board representative and acting secretary.