

SUMMARY OF LARGE WIND ENERGY SYSTEM DRAFT AMENDMENT DATED DECEMBER 1, 2023

Zoning District

The township Master Plan Future Land Use Map predicts the growth of low-density dwellings throughout much of the township. In addition, feedback from township residents suggests that low density residences and large WES are incompatible. For these reasons the draft restricts large WES to the southeast corner of the township where lower growth is predicted. [**From approximately a half mile north of Frost Road to Howell Rd and from approximately a half mile west of Clark Road to Meech Rd**].

Special Land Use Application Requirements

Large WES developments may not proceed without a PC-recommended, Board-approved, Special Land Use Permit. Applications for a permit require the following: Reports from third party qualified professionals acceptable to the township addressing, 1. Electromagnetic Interference and Signal Degradation, 2. Soil Conditions, 3. Shadow Flicker, 4. Sound, 5. Wind Resource Availability, and 6. Property Value Impacts. In addition, Technical Documentation, a Fire Prevention and Emergency Response Plan, Documentation of the ability to comply with all Environmental Regulations, Verification of Intent to Connect to the Grid, a Decommissioning and Reclamation Plan, and a detailed Site Plan are required.

Design and Operational Standards

Approval of a special land use permit is contingent upon meeting all the following requirements:

1. Limits on **Visual Appearance**, including required application to the FAA for radar-activated lighting.
2. Limits **Ground Clearance** for moving parts to 75 feet.
3. Limits **Sound** at the property line of non-participating parcels to 40 db(A) with additional restrictions related to habitable structures; tonal noise conditions; acoustic, vibratory, or barometric oscillations; and vibration in the low frequency range at the property line of non-participating parcels.
4. Established **Setbacks** that protect structures, non-participating parcels, roadways, and other elements.
5. Limits on the **Height** of wind turbines to 500 feet in recognition of their closer proximity to the Williamston population center and surrounding low density residential enclaves.
6. Prohibition of **Shadow Flicker** from falling on any non-participating property.
7. Requirements to minimize the **Impacts on Bats, Raptors, General Avian and Other Wildlife, including Protected and Endangered Species**.
8. Other restrictions related to **Guy Wires, Electrical Systems, Electromagnetic Interference and Signal Degradation**, and **other Public Health, Safety and Welfare considerations**.

Addition Requirements

Large WES developments must also adhere to the following requirements:

1. Establishing a **Performance Guarantee** in the amount of inflation adjusted total decommissioning and reclamation costs.
2. Following procedures to **Address Abandonment** of wind turbines at the owner's expense.
3. Following **Requirements for Post Construction Activities** to ensure compliance with the ordinance.
4. Following established **Complaint Resolution** procedures including up-front funding for complaint resolution investigations.