



## WHEATFIELD TOWNSHIP

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### SPECIAL MEETING OF THE WHEATFIELD TOWNSHIP PLANNING COMMISSION

**THURSDAY November 30, 2023, 7:00PM**

Website: [wheatfieldtwpmi.gov](http://wheatfieldtwpmi.gov)

**Call to Order:** The meeting was called to order by Chairman Kapp at 7:03PM.

**Roll Call:** Mitch Adelman, Denny Kapp, Violet Lentz, James Scherer and Michael Kapp, present. Also attending: Zoning Administrator Wayne Myer, Planning Consultant Mark Eldelson and Recording Secretary Barb Bidigare.

**Approval of Agenda:** Motion by D. Kapp to approve agenda as written, seconded by M. Adelman. All were in favor – motion carried.

**Approval of minutes of October 11, 2023:** Motion by V. Lentz to approve minutes of October 11, 2023 as amended, seconded by M. Adelman. All were in favor – motion carried.

**Public Comment:** Public comment opened at 7:05PM. One person encouraged the continued work on the draft WES ordinance amendments as some mid-size projects will still be decided by the Township. Public comment closed at 7:07PM.

**Correspondence:** None

**Zoning Administrator Report:** Discussion continuing on a variance request from Deer Creek Sales

**Zoning Board of Appeals Report:** None

**Board of Trustees Report:** D. Kapp reported that at the last meeting the Board of Trustees passed an ordinance in opposition to State legislation that moves decisions on large wind/solar energy project from local control to State Public Service Commission. The Board also approved bill payment and insurance renewal.

**Public Hearing:** None

**New Business:** None

**Old Business:** The Wind Energy System (WES) ordinance amendment was discussed in light of the just-signed legislation moving decisions on wind/solar projects to the State Public Service Commission. Chairman Kapp provided a summary of the legislation. Planning Consultant Eldelson noted the law (Public Act 233) goes into effect November 29, 2024, and recommended going ahead with the township ordinance to cover wind energy projects that fall under 100 Megawatt and to possibly create a 'compatible' ordinance once it is better defined, possibly with help from the Michigan Township Association. Further discussion ensued. M. Adelman made a motion for the Planning Commission to recommend the WES ordinance amendment dated August 17, 2023, to the Township Board for adoption with the following revision: On page 8, item 9. Shadow Flicker, delete the last 4 words of the first sentence, to "A Large WES shall not be allowed to cast a shadow upon an adjacent or nearby non-participating parcel". A roll call vote was taken with all five Planning Commissioners voting yes.

**Other Matters:**

- ✓ M. Eidelson provided an explanation for his previous recommendation to not conduct a WES survey of residents, noting that the results would be predictable and could set up expectations that the survey would be the sole basis for the Planning Commission's decisions.
- ✓ V. Lentz referenced a Michigan Township Association article that states the denial of development results in lawsuits.
- ✓ V. Lentz asked what was being done about the Zimmer-Linn Road intersection safety. W. Myer is following up.

**Next Meeting:** The next regular meeting on December 21, 2023 is cancelled unless some matter comes up. The next regular meeting is then January 18, 2024.

**Motion to Adjourn:** By D Kapp, seconded by J. Scherer. All in favor, motion carried. The meeting ended at 8:40PM.

**Respectfully submitted,**

**James Scherer, Planning Commission Secretary.**