

White Oak Township Planning Commission
Meeting Minutes
June 27, 2022

The meeting was called to order at 7:00 p.m. with the reciting of the Pledge of Allegiance. In attendance were David Mullins, John Kemler, Aaron Graf, Missy Noll, Megan Willis-Redfern and Leela Vernon.

Leslie Abdo from Foster, Swift and Chris Khorey and Raphael from McKenna were also in attendance.

Also in attendance were citizens, Bob and Judy McManaman, Ralph Tucker, Rick Guinan, Sam Curtis, Mike Glenn, Susan Phelps, Tim O'Brien, and Richard Morrison.

Introduction of the Board: Introductions were made of the Board.

Approval of Agenda: A motion was made by John Kemler that the Agenda be approved with the removal of the Bauder's; seconded by David Mullins. Motion approved unanimously.

Approval of Minutes: A motion was made by Megan Willis-Redfern that the minutes from the May 23, 2022, meeting be approved; David Mullins seconded. Motion approved unanimously.

Public Comments (on Wind Ordinance):

Judy brought up the following:

Page 10(c) should read "December 1 and March 1, one **must** occur".

Other change – page 2 – Section 4 – "Wind" – change the capital "I" to a small "i".

Page 14(10) should be "non-participating".

Sue Phelps brought up the height of 400. She indicated that Apex told her that they had to be at least 300 feet. This was discussed and it was indicated that the two is 250 feet and the blades are 150 feet so that would be 400. It was decided not to change anything.

Chris explained the zoning.

Rick Guinan asked about the footprint necessary – industrial zoned, 800 x 1000 parcel.

Mike Glenn asked about the 50 feet from easement.

Discussion of the drain that was rerouted through property at the north.

Sue asked about the cement. It is unsure exactly how much it would take we would need to receive a copy of the contract. Would think it would be approximately 600 cubic yards.

Mike Glenn discussed the transfer stations and how noisy they are. It was indicated that the sound measures are in the Ordinance. Discussed and decided that we would add transfer stations to the noise portion.

Ralph Tucker asked about the setbacks – what about addressing setbacks to wetlands and lakes. This was discussed and decided it would be too exclusionary.

Tim O'Brien asked if they violate the noise ordinance – what do we have in place to stop them. We could get injunctive relief from the Circuit Court. Chris needs to check on civil infractions in the ordinance.

Need to come up with a process for the Planning Commission to be able to enforce the Ordinance.

Tim also asked how many turbines could be placed on 40 acres. It was decided between 2 and 4 turbines.

Administrative remedies would be:

1. Denied rezoning;
2. Denied land use;
3. Circuit Court.

Rezoning is subject to referendum.

ZBA cannot give authority for use.

If it goes to Circuit Court the Planning Commission will be given the opportunity to amend the Ordinance prior to a Judge's Order being issued.

David Mullins asked if WOT really has a need for turbines? In the case law it says "demonstrative need" in the Township. This was discussed

At the July Township Board Meeting the Solar Ordinance will be submitted.

At the August Township Board Meeting the Wind Ordinance will be submitted.

Public Comments were closed.

Aaron Graf made a motion to adopt the Resolution to submit the revised Wind Ordinance to the Township Board for approval; Megan Willis-Redfern seconded. Votes were as follows:

Megan Willis-Redfern – Yea
David Mullins – Yea
Missy Noll – Yea
Aaron Graf – Yea
John Kemler - Yea

Motion carried.

Public Comments:

Mike Glenn discussed his concerns about the gravel pit. The time frame for them to produce their plan was up 45 days from May 23, 2022.

Mike also discussed the dust issues at Dietz and Swan. Aaron indicated he would contact the Road Commission to discuss the need for chloride. Aaron will mention the need on all dirt roads in the Township.

Other Planning Commission Business:

N/A

Next Meeting:

The next Planning Commission meeting is scheduled for Monday, August 22, 2022, at 7:00 p.m.

Adjournment:

John Kemler made a motion to adjourn; Aaron Graf seconded. Motion passed. Meeting closed at 8:15 p.m.

Respectfully submitted,
Missy Noll
Planning Commission Chair