

**White Oak Township Planning Commission
Meeting Minutes
February 21, 2022**

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

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

Also in attendance were citizens, Debbie Feeney, Ross and Jodi Jeffrey.

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; seconded by Megan Willis-Redfern. Motion approved unanimously.

Approval of Minutes: A motion was made by John Kemler that the minutes from the January 31, 2022, meeting be approved; Megan Willis-Redfern seconded. Motion approved unanimously.

Review of Zoning Variance from Dori Steckley: Ms. Steckley is requesting a variance in order to build a house on the property (Howell Road, Webberville, MI). This property only consists of 1.95 acres and 2.0 acres are needed for building a house. After the discussion ensued, Leslie indicated that a variance interpretation would not be a matter to be heard by the Zoning Board of Appeals. This committee exists of Dave Mullins, Roger Graf, Richard Morrison and two vacancies. Aaron will arrange a time for this meeting.

Public Comment on Variance: Ross Jeffries was at the meeting to discuss his opposition for a house to be on this property.

Master Plan, Solar & Wind Ordinance Schedule: It was published on February 15, 2022. Then there is a 63-day waiting period which goes to April 25, 2022 – this will be the Public Hearing. Must send notices to the jurisdictions. May 23rd will be the Public Hearing for the Solar Ordinance. June 27, 2022 will be the Public Hearing for the Wind Ordinance. These just need posted in the paper and posted at the Hall.

Public Comment:

Judy McManaman sent her comments via email. They were discussed as follows:

Solar: Small scale – not bigger than the largest building was agreed upon.

Maximum height – 15 is low on average. Decided to keep at 15’.

The non-participating property setback was already changed to 200'.

15' solar panels – 8' trees – 14 feet on center.

Large scale: staying the same.

Discussion on unhealthy trees – they must replace within six months or at the next planting season, whichever is first.

(D)(21)(d) was removed.

If they put solar panels up – the property will be taken out of PA 116 if the property was enrolled.

Wind:

Page 6 – height and setbacks – change 20 to 25.

Page 10 – Background sound – 4-day testing in all four different seasons.

Page 11 – noise after build. Must be done after 90 days and then as requested by a third-party.

Page 14 – Tip height – go from 500' to 400'

Page 14 (a) – clarifies setback

(c) non-road pipeline

Page 16 – Screening wall requirement

Page 17 – Noise more stringent.

Dave – (c) must pass through that threshold. Basis purposes of start and stop – this was discussed and decided to leave as is.

Public comments were closed.

Other Planning Commission Business:

No other business.

Next Meeting:

The next Planning Commission meeting is scheduled for Monday, April 25, 2022, at 7:00 p.m. which will be the Public Hearing of the Master Plan. May 23, 2022, at 7:00 p.m. will be the Planning Commission meeting regarding the Solar Ordinance. June 27, 2022, at 7:00 p.m. will be the Planning Commission meeting regarding the Wind Ordinance.

Meeting Adjournment:

John Kemler made a motion to adjourn; Megan Willis-Redfern seconded. Motion approved unanimously.

The meeting adjourned at 8:36 p.m.

Respectfully submitted,

Missy Noll
Planning Commission Chair

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