

**White Oak Township Planning Commission Meeting
April 20, 2021**

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

Also in attendance was citizens, Addison Varesi, Morgan Varesi, Rick Martinez, Gordon Bloom, Joe Walker, Tina Walker, Mike Glenn, Bob and Judy McManaman, Manika Galinaitis, Al Wadkins, Kevin and Wendy Smith, Randy Markham, Douglas and Jess Armatt, Isabelle _____, Gary Cosgray, Jeff _____, Jonathan Daman, Duane Walker, Matt Vidito, Susan Phelps, Eddie Yaksias, and Frank Xerri.

Also in attendance was Sean Stocker (Apex), and their attorney Steve Estey from Dykema Gossett.

New Business: Al Wadkins was in attendance on behalf of himself and his wife, Lesley Wadkins. They own 1625 Brogan Road and they are under the belief that the property was once split in two parcels – 1.7 acres and 1.4 acres. They would like the property to be split again so they could keep the current house with the 1.7 acres and build another house on the 1.4 acres. After discussion, Tom is going to go out and look at it and make a recommendation. It will probably need to be rezoned to RE zoning which only requires 49,500 square feet of property and 165 feet of road frontage. Tom will make his recommendation to the Board.

Wind Ordinance:

Aaron provided an update to all the concerned citizens – indicating that as of last Thursday, we have hired Mike Homier from Foster, Swift, Collins & Smith to represent us in the review and recommendations of the Wind Ordinance. Mr. Homier has the current draft of the Wind Ordinance and his team is reviewing same to give us guidance. Aaron told the citizens that currently the only place where Apex would be allowed to place wind turbines is M1 zoned (light industrial) which is in the Southwest corner of the Township. Once Mr. Homier has reviewed it and the recommended changes made, it will have to go to Public Hearing.

Chris indicated that we must allow a pathway to approval in the ordinance. This brought concern from the citizens.

Concerned citizens had the following questions/concerns:

- The height restrictions. *It was indicated that this has been addressed in the draft.*
- Flight path of hospital helicopters and other small planes. *It was indicated that this has been addressed in the draft.*
- Reduction to property value.

- Harm to wildlife.
- The high voltage lines going across their property.
- What happens if Apex goes bankrupt and just abandons the wind turbines. *It was indicated that this has been addressed in the draft with a bond having to be reviewed every 5 years.*
- Road maintenance with the big trucks coming through carrying the turbines. *It was indicated that this has been addressed in the draft.*
- If Apex can pick the company for the environmental impact study. *It was indicated that the company must be approved by the Planning Commission.*
- Wind turbines not being recyclable.
- Noise. *It was indicated that this has been addressed in the draft.*
- Would like the draft posted on the White Oak Township website.

After discussions about their concerns and the reference of their concerns that is currently in the draft ordinance, they were thankful we appear to be looking out for their interests and the Township in a whole as the majority are not in favor of Apex coming in to our community and Township. One concerned citizen indicated that we should look at www.sciencedirect.com. Also, a citizen indicated that she read that if they paint one blade black, the birds do not run into the blades as much.

Next Meeting:

Next meeting is scheduled for May 17, 2021, at 7:00 p.m.

Meeting adjourned at 8:08 p.m.

Respectfully submitted,

Missy Noll
Planning Commission Chair