

White Oak Township Planning Commission Meeting March 22, 2021

The meeting to order at 7:00 p.m. In attendance were Aaron Graf, John Kemler, David Mullins, Missy Noll, Megan Willis-Redfern, Tom Brimhall, and Chris Khorey from McKenna.

Also in attendance were citizens, Duane and Christine Walker, Gordon Bloom, Mr. and Mrs. Borowski, Joe Walker, individual on behalf of Eric and Luana Foster, Pat O'Brien (from Wheatfield Township). From Apex, Nick Alexander (Lansing), Collin (Kalamazoo) and Sean Stocker, and their attorney Steve Estey from Dykema Gossett.

Wind Ordinance:

Aaron has been in contact with a new attorney, Mike Homier, from Foster, Swift to represent the Township in the Wind Ordinance. The Board will have to vote on this, and if they approve, Mr. Homier will provide an engagement letter to the Township.

If individuals want to apply for a wind turbine, they must submit a Special Land User Permit to the Planning Commission for consideration.

A few items were discussed to be added to our draft of the Ordinance some of which come from the Almer Township Ordinance:

- Site Lighting [4(f)]: Add this language which mandates motion lights on the turbines.
- Safety Manual [#7]: Unredacted copy of the manufacturer's safety manual for every model must be kept at the Township Hall.
- Max sound 1 second and one for sustained sound.
- Automatic deicing.
- Make sure they re-establish their Bond – maybe have it reviewed annually.
- Make sure that when a unit is removed, they remove all concrete and everything.
- High tension exception.
- Infrastructure Wiring [#8]: All wires should be underground.

Apex indicated that a substation only needs 7 – 10 acres.

The floor was opened to the citizens that were there. A few of them decided to speak.

Morgan Borowski asked about the survey that was done previously. Aaron indicated that the percentage was 89% against it. She indicated that she thought that at the fall meeting Apex indicated that if the majority of the Township was against it, they would just walk away. The Board did agree this was said; however, we have to deal with the Ordinance now. She and her husband indicated they are still against it.

Joe Walker and Gordon Bloom both indicated that they are now for it after further research.

A letter was received with numerous signatures, as well as a letter brought from Mr. and Mrs. Foster.

It was indicated that the Public Hearing that must be held prior to the Board adopting this Ordinance would be the forum for individuals to bring up their concern and/or support.

Other Matters:

Tom indicated that he received a special use permit for a lavender farm on Kane Road. They want to sell what they grow; however, in the near future, they want to also open up a store to sell lavender infused products. Tom asked for help with the definition of "roadside stand" and exactly what a "business" is.

Tom also asked about someone wanting to build a barn, live in it while the house is being built. This is prohibited.

Also, an individual asked if a demolition permit is needed. Tom told them as far as he knew there was no such thing within the Township. We may want to look at this.

Next meeting is scheduled for April 19, 2021, at 7:00 p.m.

Motion to adjourn by John; seconded by Aaron. Motion approved. Meeting adjourned at 7:57 p.m.

Respectfully submitted,

Missy Noll
Planning Commission Chair