

**White Oak Township Planning Commission  
Meeting Minutes  
August 30, 2021**

The meeting was called to order at 7:00 p.m. with the reciting of the Pledge of Allegiance. In attendance were Aaron Graf, John Kemler, David Mullins, Missy Noll, Tom Brimhall, Leela Vernon, Darwin Marshall, Leslie Dickinson from Foster, Swift and Chris Khorey from McKenna.

Also in attendance were citizens, Duane Walker, Frank Xerri, Ralph Tucker, Bob and Judy McManaman, Gordon Bloom, Deanna Varesi, Gary Post, Corey Post, Debbie Feeney, Pat Feeney, Monika Galinaitis, Diane Graf, Rodney Nemeth, Ed Schmidt, Emily Wilcox, Gary Wilcox, Carol Lathrop-Roberts, Butch Bogetta, Rick and Katy Martinez, JoAn and Robert Mende, Richard Morrison, and Carol Brimhall.

**Introduction of the Board:** Introductions were made of the Board and consultant and attorney.

**Approval of Agenda:** A motion was made by Aaron Graf that the Agenda be approved; seconded by John Kemler. Motion approved unanimously.

**Approval of Minutes:** A motion was made by John Kemler that the minutes from the June 28, 2021, meeting be approved; Aaron Graf seconded. Motion approved unanimously.

**Special Use Permit of Steve and Sally Bauder:** Mr. and Mrs. Bauder were unable to attend the meeting. In their place was their attorney Carol Lathrop-Roberts. It was conveyed to Ms. Lathrop-Roberts that her clients' Special Use Permit was not complete, and the matter will be tabled until a complete application is received by the Planning Commission. Also, a Public Hearing will have to be scheduled.

**Public Comment:**

JoAn Mende – resident of Wheatland Township. She is a mechanical engineer and she indicated that there are always ways for companies of wind turbines to get around all the provisions of our ordinances.

Ralph Tucker – discussed his displeasure of having wind turbines in the area. He is a 35-year Township resident.

Monika Galinaitis – Carson City turbines are owned by Consumers bought from Manistee County. It is believed that Consumers will buy from private companies. Also, what is clean energy?

*It was reminded that this time is for public comment and not questions.*

Ed Schnok – From Ingham Township – nuclear power plant in Charlevoix was decommissioned in 1998 and is still sitting there.

Judy McManaman – Expressed her thanks for the Township keeping the health of the community as priority. Also expressed her optimism that the Ordinance gets passed as written.

Bob Mende – If you vote in the turbines there will be lots of underground digging and awful vibrations.

Public comments were closed.

**Master Plan Discussions:**

Chris Khorey passed out two options of the maps of the industrial zoned property. Option one showed a quarter-mile overlay and Option two showed a half-mile overlay. The current industrial zoned property would not be able to expand without the property owner requesting a zone change to the Planning Commission and the approval of the Planning Commission to submit it to the Board.

Gary Post made his opposition to expanding the industrial zone. It was indicated this was not an expansion, that the property owner would have to come to the Planning Commission for approval.

The overlay was discussed. Discussed to go by roads – Grimes, Swan, Mt. Pleasant – May want to include all houses on Swan and indicate so many feet north of Swan. It is understood that the cemetery at the corner of Proctor and Swan would be left out.

There were questions as to why we were expanding the industrial area. Leslie indicated that no applications would be considered during the Moratorium.

Chris was instructed to edit the map with the requested change and have it available for the next Planning Commission meeting.

What's Next: We are still in need of the census data in order to finish up the Master Plan. Once the draft of the Master Plan is done, the Planning Commission will submit it to the Board to distribute via hard copy and online. This will probably be sometime late January or early February. Then there will be 63 days for everyone to provide comments.

Approximately in April of 2022 it comes back to the Planning Commission to hold Public Hearing on the Master Plan. If all is good, the Planning Commission will make a recommendation to the Board to adopt the Master Plan.

A formal Public Hearing will need to be scheduled and a 15-day notice given.

Then, if the law gets on the books, the Moratorium will expire and then the Planning Commission can take applications. The Planning Commission will need to look at each one individually.

**Other Planning Commission Business:**

Met Towers were discussed. Chris indicated anything over 100 foot should be denied as they are prohibited. Also, they would need a building permit.

**Next Meeting:**

The next Planning Commission meeting is scheduled for Monday, November 1, 2021, at 7:00 p.m.

**Meeting Adjournment:**

Aaron Graf made a motion to adjourn; John Kemler seconded. Motion approved unanimously.

The meeting adjourned at 8:24 p.m.

Respectfully submitted,

Missy Noll  
Planning Commission Chair