

HILLSDALE COUNTY PLANNING COMMISSION
Minutes

The **Hillsdale County Planning Commission** convened in the Intermediate School District Conference Room, 310 W. Bacon Street, Hillsdale, Michigan, on Monday, May 17, 2010.

Members present: Fred Fowler, Ned Bever, Brad Densmore, Gary Reppert, Sarah Fronczak, Deb Sikorski

Members absent: Ken Lautzenheiser

Others present: Gary Lovett

Call to Order: Ned Bever called the meeting to order at 1:36 p.m.

Approval of Minutes: *G. Reppert moved to approve the Minutes of April 19, 2010. D. Sikorski supported. Motion unanimously carried.*

Approval of Agenda: *G. Reppert moved to approve the agenda D. Sikorski supported. Motion unanimously carried.*

Public Comment: *None*

Agenda Items:

A. Gary Lovett, Reading Township Planning Commission Chairperson

a. Large Scale Wind Energy Facilities

- i. Amend Section 3.02 of Article 3 by adding subsection (a) - (*Creates a Wind Energy Overlay District*)
- ii. Amend Section 4.03 of Article 4 by adding subsection (p) - (*Allows large scale wind energy facilities as a conditional use in a wind energy overlay district*)
- iii. Amend Section 4.05 of Article 14 by adding subparagraph (14) to subsection (b) - (*Adds large scale wind energy facilities to the conditional uses*)
- iv. Amend Section 13.06(b) of Article 13 by adding subsection (18) - (*Sets forth the standards and procedures by which the installation and operation of large scale wind energy facilities shall be regulated*)

Gary Lovett presented the details of the ordinance to be presented at the June 1st Reading Township public meeting. The board discussed the ordinance with Mr. Lovett in length. The board found the ordinance to be well put together. F. Fowler moved to issue a letter to Reading Township in support of the ordinance with recommendations to address the following: decibel levels not to exceed 40-45 decibels, minimum limits on shadow flicker, and railroad setbacks. B. Densmore supported. Motion unanimously carried. Sarah will right the letter and email it to Nick Wheeler who will distribute it to the members for approval.

C. Planning Commission Ordinance- *N. Bever expressed concerns with part 111(A)4, 8 and 9 of the Planning Commission Ordinance. There was discussion about the limits of time and talent within the group to make decisions about long term budgeting toward capital improvement. D. Sikorski recommended waiving this duty and having the County Commissioners pick it up as they already perform this role. D. Sikorski moved to waive the HCPC's right to prepare a CIP and allow the County Commissioners to do the CIP. Motion was seconded by B. Densmore and was passed.*

B. Picture Hillsdale Project – *A draft letter to Dr. Adebja was presented by B. Densmore. He asked for comments. G. Reppert suggested that the letter contain a reference to the amount we have already paid and to reverse the words “work” and “remaining” in paragraph 3. B. Densmore will take care of the changes and get the letter to N. Bever.*

Communications

a. b. *D. Sikorski mentioned the Citizen Planner classes on June 17th.*

Public Comment: *None*

Adjournment: *B. Densmore moved to adjourn the meeting at 3:21 p.m. D. Sikorski supported. Motion unanimously carried.*

Respectfully submitted,

Sarah Fronczak, Secretary