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**CASNOVIA TOWNSHIP  
PLANNING COMMISSION**

**MINUTES OF MEETING HELD ON NOVEMBER 29, 2018**

A regular meeting was held by the Casnovia Township Planning Commission on Thursday, November 29, 2018 beginning at 7:00 p.m. at the Casnovia Old School, 142 N. Main Street, Casnovia.

Members Present: Jeanette Mansfield, Chairperson  
Todd Willick, Vice Chairperson  
Kim Anderson, Secretary  
Craig Montgomery  
Dan Winell

Members Absent: None

Also present were Township Attorney Catherine Kaufman and Township Zoning Administrator Terry Harrison.

**CALL TO ORDER AND APPROVAL OF AGENDA**

Chairperson Mansfield called the meeting to order at 7 p.m. Roll call was taken and all member were present. Anderson moved to approve the agenda for the meeting as presented. Winnell seconded the motion. The motion passed unanimously.

**PLANNING COMMISSION DELIBERATION**

Chairperson Mansfield said that the Planning Commission will continue its deliberations on Sempra's special use application for a utility grid wind energy system. After discussion, it was determined by the Planning Commission that the Commission had completed its deliberations through Section 17.06(b) of the Zoning Ordinance at the previous meeting and would resume its deliberations at Section 17.06(c).

Mr. Willick said that Section 17.06(c) provides that the proposed special land use will not be hazardous or disturbing to existing or future neighboring uses and will not cause disturbing emission of electrical discharges, dust, lights, vibrations or noise. Mr. Willick said he is personally conflicted on this, because his review of all information submitted leads him to believe that the proposed utility grid wind energy system will be disturbing to adjoining existing or future land uses because of lights and noise. Ms. Anderson said she feels the proposed wind energy system would be disturbing to adjacent neighbors because they will have to deal with shadow flicker on their homes. Mr. Willick said that he felt that zero hours of shadow flicker on adjoining houses is the only level of shadow flicker that would be acceptable. Mr. Winnel said he struggled with the idea of non-participating houses being subjected to any amount of shadow flicker. Mr. Winnel said that he felt the impact of the lights on the turbines could be managed through a condition requiring installation of the radar detection system. Chairperson Mansfield and Mr. Montgomery both also agreed that any level of shadow flicker on non-participating houses would be disturbing. The Planning Commission had discussion on possible impacts of shadow flicker, including possible negative health impacts for people who suffer seizures. The

1 Planning Commission unanimously agreed that any level of shadow flicker on non-participating  
2 houses could be hazardous and/or disturbing.  
3

4 Mr. Willick said that Section 17.06(d) of the Zoning Ordinance requires the Planning  
5 Commission make a finding that the proposed utility grid wind energy system will be served  
6 adequately by existing essential public facilities and services, such as highways, streets, police  
7 and fire protection, drainage structures, refuse disposal or schools, or that the persons or  
8 agencies responsible for the establishment of the proposed special use shall provide adequately  
9 for such services. Mr. Willick said that the Township roads are in very tough shape, but that the  
10 applicant has proposed to make many road improvements, both before and after construction.  
11 Mr. Willick also said that if the special use is approved, a reasonable condition would be to  
12 require a financial guarantee like a surety bond to insure that the applicant makes the promised  
13 road improvements.  
14

15 Mr. Willick said he is also very concerned about fire protection for the proposed wind  
16 energy system. He said that the majority of the turbines will be located on farm fields and that  
17 the Township Fire Department does not have adequate equipment to fight fires in farm fields or  
18 on farm ground. Mr. Willick noted it was hard to get fire equipment out onto the low, farm  
19 ground. Mr. Willick also commented that if a farm field is dry, it will burn extremely fast and  
20 will spread quickly. Chairperson Mansfield commented that any access roads would need to be  
21 constructed so as to allow fire equipment to turn around; she said that wider roads would be  
22 needed to accommodate all types of fire equipment. Mr. Montgomery felt that the Fire  
23 Department might need a brush truck or smaller 4 x 4 vehicle to get out into farm fields to fight  
24 a turbine fire. Mr. Montgomery also said that a 4x4 vehicle that could hold a water tank would  
25 be very helpful to the Fire Department. Ms. Anderson said that she feels that the proposed  
26 wind energy project would negatively impact Township roads. She felt that repeated trips by  
27 heavy equipment hauling up and down Township roads will destroy the roads, which are already  
28 in poor condition. Following further discussion, Mr. Willick said it is the Planning  
29 Commission's general consensus that the proposed wind energy system would not be adequately  
30 served by existing essential public facilities.  
31

32 Regarding Section 17.06(e), which requires that the proposed special use will not create  
33 additional requirements at public cost for public facilities and services and will not be  
34 detrimental to the economic welfare of the Township, Mr. Willick said that he felt that Sempra's  
35 special use request will create additional costs for the Township, but will also increase tax  
36 revenues for the Township. Mr. Willick said that the Township will incur costs to upgrade the  
37 Fire Department equipment and facilities, but that the project will bring in tax revenues. Mr.  
38 Montgomery felt that Sempra should help provide equipment and training to the Township Fire  
39 Department, as a way of lessening the financial impact on the Township, if the special use  
40 application was approved. After further discussion, the Planning Commission unanimously  
41 agreed that the proposed special use did not satisfy Section 17.06(e), as approval of the request  
42 will create additional costs for the Township (public costs), although the land use would not be  
43 detrimental to the economic welfare of the Township.  
44

45 Mr. Willick said that Section 17.06(f) requires that the proposed special use will not  
46 involve uses, activities, processes, materials and equipment and conditions of operations that  
47 will be detrimental to any persons, property or the general welfare by reason of excessive  
48 production of traffic, noise, smoke, fumes, glare, odors, or require outdoor storage of raw  
49 materials or discarded materials produced in the use processes. Mr. Winnel said if Sempra's  
50 special use application is approved, there will be significant construction traffic on the Township  
51 roads during construction, which will surely have the effect of causing back ups and interfering  
52 with school buses. Mr. Willick said he is concerned about traffic impacts during construction

1 and road maintenance that will be ongoing during the life of the project. Ms. Anderson said she  
2 thinks that the noise and traffic created during construction will be a nuisance to non-  
3 participating property owners and residents. Mr. Montgomery said that construction traffic  
4 will cause a huge dust issue on the Township roads and that if the project is approved, dust  
5 control measures (ie., brining the roads) should be required. Chairperson Mansfield said that  
6 she feels construction traffic would be similar in nature to existing farm equipment traffic. The  
7 Planning Commission's general consensus was that the Sempra's proposed utility grid wind  
8 energy project did not satisfy Section 17.06(f) as it would create excessive traffic and dust.  
9

10 The Planning Commission next considered Section 17.06(g) which provides that the  
11 proposed special use will be consistent with the intent and purpose of the Zoning Ordinance.  
12 Attorney Kaufman referenced Section 3.24 of the Zoning Ordinance, which provides that any  
13 utility grid wind energy system that requires special land use approval is subject to the  
14 requirements of both Section 3.24 and the special land use procedures and standards of Article  
15 17. Chairperson Mansfield said that, in her opinion, Sempra's application is consistent with the  
16 intent and purpose of the Zoning Ordinance because the applicant gave the Township  
17 everything it asked for. Mr. Willick said he disagreed with Chairperson Mansfield. Mr. Willick  
18 felt that in some ways, the Sempra special use application was consistent with the intent and  
19 purpose of the Zoning Ordinance, but in other ways, it was not. Mr. Willick said he felt that  
20 Sempra's proposed wind energy system was too large, too many turbines and the turbines were  
21 too tall. He felt that Sempra's proposed wind energy system project was more disruptive than  
22 what was proposed five years ago. He said that whereas wind energy systems in previous years  
23 may have been compatible with existing Township development and land uses, the scale then  
24 was not a large and any disruption may have been acceptable. Mr. Willick said that Sempra's  
25 proposed wind energy system contains so many turbines (31), the turbines are grouped tightly  
26 (clustered) and they are proposed for installation near densely developed areas of the Township.  
27 Mr. Willick said that the intent of the Zoning Ordinance is in Section 1.02, which says, in part,  
28 that the Township seeks to lessen congestion, promote the safety and efficiency of the streets,  
29 secure safety from fire and other dangers, provide adequate light, air, sanitation and drainage,  
30 prevent overcrowding and stabilize and protect property values, among other things. Mr. Willick  
31 felt that Sempra's proposed project is not in keeping with the intent of the Township Zoning  
32 Ordinance as the proposed turbines are clustered, the turbines are almost 500 feet tall and they  
33 are proposed near developed residential areas.  
34

35 Ms. Anderson agreed, saying that the turbines are proposed to be clustered in small  
36 areas and there are too many turbines proposed to be located near existing houses. Ms.  
37 Anderson is concerned about possible negative impacts on property values for nearby  
38 properties, especially non-participating property owners. Mr. Willick agreed, saying there is no  
39 official study or information on the effect of a wind energy project on property values in  
40 Michigan, although the Planning Commission has been given information showing the impact of  
41 such project on property values both increases and decreases property values.  
42

43 Chairperson Mansfield said she supports clean energy and wind energy is one way to  
44 accomplish that. She said solar will not work in Casnovia Township because it is so cloudy.  
45 Chairperson Mansfield recalled the use of windmills on many farms, noting that Sempra's  
46 proposed wind turbine project would not be out of character in the Township.  
47

48 Mr. Willick next said that there are two Sections 17.06(h) in the Zoning Ordinance.  
49 Regarding the first Section 17.06(h), Mr. Willick said this subsection requires that the Planning  
50 Commission determine if a hazard to life, limb or property caused by fire, flood, erosion or panic  
51 may be created by reason or as a result of the use, or by the structures to be used therefore, or by  
52 the inaccessibility of the property or structures thereon for the convenience of entry and

1 operation of fire and other emergency apparatus or by the undue concentration of assemblage of  
2 persons upon such plot. Mr. Willick felt that Sempra's proposed wind energy system could be a  
3 hazard to life, limb and property because of concerns about how the Fire Department would  
4 fight fires in any of the turbines. Mr. Willick again discussed the Fire Department's lack of  
5 necessary equipment and the difficulty of accessing many of the proposed turbine locations.  
6

7 Mr. Winnel said that Sempra is proposing to build access roads to all the turbine sites,  
8 which will provide sufficient access. Mr. Winnel said that the Township's engineers have  
9 reviewed the proposed road construction plans and tentatively approved those plans. Mr.  
10 Willick voiced his continued concerns about accessing fires in the middle of fields or in the  
11 woods that may have spread from a turbine fire. Ms. Anderson said she was also concerned  
12 about turbine fires, the Fire Department's ability to respond to them and the possible impacts to  
13 surrounding properties if those fires spread through areas that were inaccessible to the Fire  
14 Department. Chairperson Mansfield felt that the potential danger of fires from the turbines was  
15 not any greater than those from combine fires. Mr. Montgomery said that if Sempra's special  
16 use application is approved, there must be reasonable conditions to make sure that the  
17 Township Fire Department can handle any dangers resulting from turbine or other wind energy  
18 system equipment fires.  
19

20 Regarding the second Section 17.06(h), which addresses whether the proposed special  
21 land use will cause an overcrowding of land or undue concentration of the population, Mr.  
22 Willick said he saw no issues with this standard. Mr. Winnel agreed that Sempra's proposed  
23 wind energy system was in compliance with this standard.  
24

25 Mr. Willick next said that Section 17.06(i) asks if the plot area is sufficient, appropriate  
26 and adequate for the special use and the reasonable anticipated operation and expansion of that  
27 use. Mr. Willick said that, in his opinion, Sempra's special use applications shows sufficient  
28 land area for the proposed wind energy system operations, but that the proposed turbine and  
29 equipment locations and arrangement will be disruptive to nearby houses and residents. Ms.  
30 Anderson feels the same, stating that there are too many turbines located too closely to densely  
31 populated residential areas. Mr. Willick said that while in some cases, a utility grid wind energy  
32 system may be appropriate in the Township, this proposed arrangement is too intensive. Mr.  
33 Winnel clarified that Sempra could not expand its operations or add more turbines without  
34 going through an additional special use approval. The Planning Commission came to a general  
35 consensus that there was sufficient land area for the proposed wind energy system operations;  
36 any expansion would require additional special use approval.  
37

38 Chairperson Mansfield asked the Township Fire Chief Dennis Deems what kind of  
39 vehicle the Fire Department might need to be able to respond to fires in any turbine. Chief  
40 Deems said that currently the Fire Department has no room to house additional equipment.  
41 The Fire Department has two brush trucks, an engine, a medical truck and a gator. The Fire  
42 Department anticipates buying a new engine in two years. Chief Deems said the fire station was  
43 built in 1960 and there is no room for a new vehicle.  
44

45 Chairperson Mansfield asked Chief Deems to describe a turbine fire. Chief Deems  
46 said that to his knowledge turbine fire may spin off into dense housing areas and may spread  
47 burning plastics and fiberglass. Chief Deems said a turbine fire would not necessarily  
48 extinguish when it hits the ground. Chief Deems was not sure that the Fire Department could  
49 get to a turbine fire in time to control its spread, as the Fire Department relies on volunteers.  
50 Mr. Montgomery asked if the Fire Department's current trucks are adequate to fight a turbine  
51 fire. Chief Deems said no – the Fire Department will need to rely on mutual aid from adjoining  
52 fire departments. He also said there are several areas near the proposed turbines that are

1 swampy, which will inhibit access by the fire department. Chief Deems also reiterated that the  
2 fire department is comprised of volunteers, who have other jobs. Response time will be delayed.  
3 He also said the existing equipment is old.  
4

5 Mr. Willick said that the existing brush trucks are 38 years old and 25 years old. He  
6 asked if the Fire Department could use newer equipment and more firefighters. Mr. Willick  
7 opined that a turbine fire may spread fast and if the wind is blowing, may spread quickly.  
8

9 Chairperson Mansfield asked if there is an internal control to shut down the turbine if it  
10 catches on fire. Mr. Nerzig that equipment can be added to shut down a turbine in case of fire.  
11 Mr. Nerzig also said that the dangers from a turbine fire had been way overstated. Mr. Nerzig  
12 said that turbine fires are infrequent events. Mr. Nerzig said Sempra is committed to training  
13 local fire departments and supports requests for additional equipment that is needed. Mr.  
14 Nerzig said there are 57,000 operating turbines in the US. Also, he said that fire departments  
15 will fight turbine fires at the base of the turbine and that blades do not generally fling fire over a  
16 widespread area. Mr. Nerzig said that he has already met with the Fire Department and  
17 commits to Sempra training the fire department, including any new firefighters. He said  
18 Sempra has a long term record of safe operation of its wind turbines.  
19

20 Attorney Kaufman reference Section 17.07 of the Zoning Ordinance regarding the  
21 Planning Commission's ability to impose reasonable conditions on any special use approval.  
22

23 Mr. Willick said the Planning Commission had dedicated a great deal of time and effort  
24 to reviewing all the information submitted, all the public comment, and review of presentations  
25 and other information provided. As there was no further Planning Commission discussion, Mr.  
26 Willick made a motion to recommend denial of Sempra Energy's (SGS) special use application  
27 for a utility grid wind energy system for the following reasons:  
28

- 29 1) There is inconclusive data on the impact of a utility grid wind energy systems on  
30 property values for adjoining and nearby properties. Mr. Willick felt that the Planning  
31 Commission had not seen official studies in terms of the effect of wind energy systems on  
32 property values in Michigan. He said that Township property owners have their life  
33 savings invested in their homes and it is not fair that many people's property values may  
34 be impacted by development on a few properties (through a wind energy system special  
35 use approval). Mr. Willick said that the Zoning Ordinance's intent includes protection of  
36 property values.
- 37 2) The impact of shadow flicker on adjoining properties. Mr. Willick feels that the only  
38 acceptable level of shadow flicker on non-participating parcels is zero hours per year.  
39 Mr. Willick feels it is not fair to impact non-participating property owners with potential  
40 health impacts, stress and disturbances that will be caused by shadow flicker. He felt  
41 that shadow flicker would definitely be a disturbance to neighbors and might also be  
42 hazardous to health.
- 43 3) The township has inadequate fire protection available to deal with the potential dangers  
44 and hazards from a turbine fire. Mr. Willick said that while turbine fires may be rare,  
45 they would likely be dangerous and hazardous in Casnovia Township, as the Fire Chief  
46 has said that he has old equipment, an old fire station and an all-volunteer fire  
47 department, whose response to a turbine fire would necessarily be delayed in time as  
48 most fire fighters would respond to a fire from their regular jobs. Mr. Willick felt that  
49 the Township would need a significant investment in the fire department's equipment,  
50 resources, personnel and training in order to be able to handle a turbine fire. Mr.  
51 Willick feels that the fire department is not prepared to handle a turbine fire at this time,  
52 either equipment wise, personnel wise or training wise.

1 4) The proposed utility grid wind energy system is not harmonious with the Township. Mr.  
2 Willick said that when the Zoning Ordinance was amended to allow utility grid wind  
3 energy systems, turbines were shorter. He also said that while a utility grid wind energy  
4 system may be appropriate for Casnovia Township, per the standards in Sections 3.24  
5 and 17.06 of the Zoning Ordinance if shorter turbines, less clustering and turbine  
6 locations removed from densely populated residential areas were involved, this  
7 application proposes turbines almost 500 feet in height, which are proposed to be  
8 clustered closely together (ie., concentrated) and located near densely populated  
9 residential areas. Mr. Willick feels that Sempra's utility grid wind energy request is not  
10 harmonious with the intent of Section 1.02 of the Zoning Ordinance, which provides that  
11 the Township seeks to lessen congestion, promote the safety and efficiency of the streets,  
12 secure safety from fire and other dangers, provide adequate light, air, sanitation and  
13 drainage, prevent overcrowding and stabilize and protect property values, among other  
14 things. Additionally he felt that shadow flicker and noise could negatively impact  
15 property values and neighbors' health. Mr. Willick felt that Sempra's proposal was not  
16 harmonious as the turbines were proposed to be clustered, were located near  
17 residentially developed areas, would be disruptive for adjoining property owners and for  
18 the township as a whole, in terms of noise and shadow flicker. Mr. Willick also felt that  
19 there is not enough information available yet for the Planning Commission to make  
20 an educated determination as to health impacts and property value impacts of a utility  
21 grid wind energy system in Michigan.  
22

23 Ms. Anderson seconded the motion. Ms. Anderson said she has concerns about the impact  
24 on property values, the risk of a turbine fire when the Township Fire Chief has stated that the  
25 fire department is not prepared to fight a turbine fire and negative health impacts that may arise  
26 from wind turbines. Ms. Anderson specifically referenced the public comments of a township  
27 resident who suffers from severe seizures which are triggered by lights. Ms. Anderson was  
28 specifically concerned about the impact of shadow flicker on that resident's property, along with  
29 an overall general concern for the impact on all township residents and property owners.  
30

31 The Planning Commission had discussion on the motion. Chairperson Mansfield said that  
32 she will vote no on the motion. She feels that there is a need for clean energy, which has been  
33 borne out by studies done over the last 15-20 years. She also said that equal numbers of  
34 residents supported the project as opposed it. Chairperson Mansfield said that she was  
35 concerned for all persons in Casnovia Township, but thinks wind energy is a good option for  
36 clean energy.  
37

38 Mr. Willick opined that the Planning Commission had to follow the standards in the Zoning  
39 Ordinance when considering Sempra's special use application, not personal feelings about the  
40 value of clean energy.  
41

42 Mr. Montgomery said that the Planning Commission received an enormous amount of  
43 correspondence and public comment. He thanked everyone for their input. He said the  
44 Planning Commission listened to all comments equally. He said he is concerned about the  
45 impact of 500 foot towers on the township. He feels they are intimidating and may be  
46 disturbing to nearby property owners. He also realizes there is a benefit to be gained from clean  
47 energy. He feels the negatives of Sempra's proposal are that the noise and shadow flicker may  
48 be disruptive and hazardous to adjoining properties. He also said that if a tower falls, the  
49 setback, which is the height of the tower, may allow a turbine to fall onto a non-participating  
50 parcel, possibly close to a non-participating property owner's house, which would be hazardous  
51 and disruptive. Mr. Montgomery mentioned the use of smaller turbines in Wisconsin and  
52 wondered if smaller turbines could be used in Casnovia Township, which may be more

1 harmonious with the Township and the intent of the Zoning Ordinance. Mr. Montgomery again  
2 thanked all who provided comments to the Planning Commission.  
3

4 There being no further Planning Commission discussion, Chairperson Mansfield called for a  
5 vote on the motion. Attorney Kaufman clarified that a Yes vote was a vote in support of Mr.  
6 Willick's motion to recommend denial of Sempra's special use request for a utility grid wind  
7 energy system to the Township Board.  
8

9 Secretary Anderson took a roll call vote:

10	Winnel	NO
11		
12	Montgomery	YES
13		
14	Mansfield	NO
15		
16	Anderson	YES
17		
18	Willick	YES
19		

20  
21 Chairperson Mansfield declared that the motion passed, 3-2.  
22  
23

#### 24 **PUBLIC COMMENT**

25  
26 Chairperson Mansfield opened public comment at 8:00 p.m. Chairperson Mansfield  
27 first asked Planning Commission Secretary Anderson to note for the record the correspondence  
28 received by the Planning Commission. Ms. Anderson noted receipt of the following  
29 correspondence  
30

- 31 1. Letter from Dan Freeland (no date)
- 32 2. Letter from Kahtleen Videtich, 11/24/18
- 33 3. Letter from David Eck (no date)
- 34 4. Email from Becky Butler, 11/29/18
- 35 5. Letter from Rich Nerzig, Sempra, 11/26/18
- 36 6. Email from Jeremy and Tina Wray, 11/26/18
- 37 7. Email from Jennifer Armstrong, 11/25/18
- 38 8. Email from John Koppes, 11/19/18
- 39 9. Email from Tim Pamer, 11/18/18
- 40 10. Email from Joan Harris, 11/18/18
- 41 11. Email from Jim and Kathy Van Stensel, 11/15/18
- 42 12. Email from Hudson Overholt, 11/28/18
- 43 13. Email from M.E. Baker, 11/27/18
- 44 14. Email from J.M. Sincler, 11/27/18
- 45 15. Email from Kirk Freeland, 11/22/18
- 46 16. Email from Rosemary and Michael Long, 11/28/18
- 47 17. Email from Sheila Carlson, 11/19/18
- 48 18. Letter from Gerwig Trust (Robert W. Gerwig), undated, received 11/19/18
- 49 19. Email from Lynn Braford, 11/16/18
- 50 20. Letter from Marjorie Rusco, 11/16/18, received 11/19/18
- 51 21. Email from Karri Harding, 11/28/18
- 52 22. Letter from Esther and Mike Van Loon, 11/27/18, received 11/29/18

- 1 23. Letter from Lyle Bull, 11/28/18, received 11/29/18
- 2 24. Letter from K. Tim Bull, undated, received 11/29/18
- 3 25. Email from John Gort, 11/27/18
- 4 26. Letter from Rachel Gort, 11/27/18, received 11/29/18
- 5 27. Letter form Christopher Gort, 11/27/18, received 11/29/18
- 6 28. Letter from Dave and Melissa Chappel, 11/29/18, received 11/29/18
- 7 29. Email from Jeanette Mansfield, 11/19/18, containing email from John Koppes, 11/19/18
- 8 30. Letter from Jim and Kathy Walter, 11/23/18
- 9 31. Letter from Russ and Dawn Thompson, 11/14/18, received 11/19/18
- 10 32. Letter from Russ and Dawn Thomspson, 11/16/18, received 11/19/18
- 11 33. Letter/email from Bob Bennett, 11/29/18
- 12 34. Letter/email from Rick Shepard, 11/24/18

13  
14  
15 Rick Sible, 920 S. Orchard Hill, thanked the Planning Commission for its time and efforts. He  
16 asked what the next step was. Attorney Kaufman said that the Township Board would consider  
17 the special use request at its next available meeting.

18  
19 Paul Blac, 210 Canada Road, congratulated the Planning Commission for its hard work and due  
20 diligence. He said that the Planning Commission had a lot of information to review and a lot of  
21 detail to work through. He thanked the Planning Commission for its efforts.

22  
23 Rebecca Sible, 920 S. Orchard Hill, thanked the Planning Commission for its efforts and read a  
24 Bible verse.

25  
26 Jennifer Armstrong, 17401 Laketon, thanked the Planning Commission for its hard work and for  
27 taking into account her health situation. She said approval of the project would have negatively  
28 impacted her health and her life.

29  
30 Tina Wray asked if the Board's decision would be made in a closed meeting. Attorney Kaufman  
31 advised that all decisions of a public body have to be made in an open meeting.

32  
33 Deb VanderHoff, 1630 Peters Road, thanked the Planning Commission for its hard work. She  
34 asked that the Township website be kept updated and that meeting notifications be placed on  
35 the website.

36  
37 Nola Carew, 890 Orchard Hill Drive, thanked the Planning Commission for its efforts and the  
38 time invested. She is grateful for the Planning Commission's decision and hopes the Board will  
39 consider the work of the Planning Commission. Ms. Carew referred to information she  
40 distributed on 10/25/18 to the Planning Commission regarding a Massachusetts case in which a  
41 wind energy project was found to violate a local municipality's nuisance law.

42  
43 Randy Abend, 1250 Behler, thanked the Planning Commission for its recommendation and said  
44 he hopes the Board will follow it. He has personal experience with wind energy systems and  
45 knows that shadow flicker can have a negative impact. He said you can still hear the turbines  
46 from 1 mile away.

47  
48 Dave Ver Sluis, 2375 S. Peters Road, said that the proposed project is not harmonious with the  
49 township. The application has caused divisions in the Township and that communities can be  
50 split over this issue. He thanked the Planning Commission for its service.

1 Hudson Overholt, 1995 Kenowa, said the proposed project is not harmonious with development  
2 in Casnovia Township, as the turbines would be 500 feet, 100 feet taller than the Amway Grand  
3 Plaza Hotel. He said too many turbines were proposed for this small community. He felt that  
4 the proposal did not satisfy the conditions of Section 17.06(c), as the project would be disturbing  
5 to the neighbors and would be massive structures located in a concentrated area.  
6

7 There being no further public comment, Willick moved to close the public hearing. Anderson  
8 seconded the motion. The motion passed unanimously and the public hearing was closed at 8:15  
9 p.m.  
10

11 There being no further business, Montgomery made a motion to adjourn the meeting. The  
12 motion was seconded by Anderson. The motion passed unanimously. The meeting was  
13 adjourned at 8:20 p.m.  
14  
15  
16

17 \_\_\_\_\_  
18 Kim Anderson, Secretary

19 Minutes Prepared: December 11, 2018

20 Minutes Approved:  
21  
22  
23