

1 **CASNOVIA TOWNSHIP**

2 **PLANNING COMMISSION**

3 **MINUTES OF SPECIAL MEETING HELD ON SEPTEMBER 18, 2018**

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8 A special meeting was held by the Casnovia Township Planning Commission on Tuesday,
9 September 18, 2018 beginning at 5:00 p.m. at the Casnovia Township Hall, 245 Canada Street,
10 Casnovia.

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12 Members Present: Jeanette Mansfield, Chairperson
13 Todd Willick, Vice Chairperson
14 Kim Anderson, Secretary
15 Craig Montgomery
16 Dan Winell

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18 Members Absent: None

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

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23 **CALL TO ORDER/ROLL CALL**

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25 Chairperson Mansfield called the meeting to order at 5:00 p.m. Present were:
26 Mansfield, Willick, Anderson. Montgomery arrived at 5:05 p.m.; Winell arrived at 5:08 p.m.

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28 **APPROVAL OF AGENDA**

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30 Chairperson Mansfield said the next item was the approval of the meeting agenda.
31 Willick moved to approve the agenda with a change to postpone review of minutes until later in
32 the meeting, to allow all PC members had a chance to review the draft minutes. The motion was
33 seconded by Chairperson Mansfield. the Planning Commission voted unanimously to approve
34 the agenda as presented.

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36 **MEETING WITH TOWNSHIP ATTORNEY TO DISCUSS WRITTEN LEGAL**
37 **OPINION**

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39 Chairperson Mansfield said that Attorney Kaufman had prepared a written legal opinion to
40 discuss with the Planning Commission.

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42 Willick moved that the Planning Commission meet in closed session under Section 8(h) of the
43 Open Meetings Act, pursuant to Section 13(1)(g) of the Freedom of Information Act, to consult
44 with the Township attorney regarding a written legal opinion. Chairperson Mansfield seconded
45 the motion and called for a roll call vote. Anderson: Yes Montgomery: Yes Willick: Yes
46 Mansfield: Yes Winnell: Yes. Motion carried 5 – 0.

47
48 The Planning Commission went into closed session at 5:08 p.m.
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1 Winnell moved to return to open session of the Planning Commission. Chairperson Mansfield
2 seconded the motion and called for a roll call vote. Anderson: Yes Montgomery: Yes
3 Willick: Yes Mansfield: Yes Winnell: Yes. Motion carried 5 – 0.
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5 The Planning Commission returned to open session at 6:30 p.m.
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7 Chairperson Mansfield opened the public comment period. There being no public comment,
8 Chairperson Mansfield read into the record a letter received from Dick Shephard which was in
9 favor of the project. Mr. Shephard indicated that the project was about the community's future
10 and would be beneficial to the majority of property owners. He said it would increase revenues
11 to property owners and to the Township, which in turn could be used to improve roads, provide
12 jobs, provide more sources of electricity. Mr. Shephard felt there would be no adverse effect if
13 the required setbacks were met. He said that ag income had been depressed and that the lease
14 payments from turbines would help farmers in the Township. Mr. Shephard felt that the
15 project would be a win win and that property values would increase. The letter was signed by
16 Richard L. Shephard, Richard D. Shephard, David C. Shephard and Andrew R. Shephard.
17

18 The Planning Commission then had discussion on the Shephard letter and the stability of
19 Sempra Energy that the renewable portfolio is for sale. Zoning Administrator Harrison
20 presented the large shadow flicker map and the Planning Commission reviewed it at length,
21 discussing the shadow flicker impact on participating and non-participating parcels and
22 dwellings. The Planning Commission also reviewed the sound map at length, again noting the
23 sound levels at the turbine, and the extent that sound traveled around each turbine, given the
24 location, topography and other factors. The Planning Commission discussed how sound would
25 be measured and how a violation might occur; ie., would sound be measured as an average over
26 a period of time or would one instance of a decibel reading exceeding the maximum sound limit
27 be a violation.
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29 The Planning Commission discussed potential revisions to the Zoning Ordinance requirements
30 in terms of setbacks, noise, shadow flicker. The Planning Commission also discussed the
31 potential impact of the proposed turbines on non-participating parcels.
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33 The Planning Commission next discussed the need for more information to understand and
34 determine the impact of the proposed project on the Township and how the project (and its
35 impacts such a noise, shadow flicker, road impacts, interference with tv and microwaves, etc.)
36 might or might satisfy the Zoning Ordinance standards for approval of a special use request.
37 The Planning Commission felt it would be helpful to have presentations by neutral experts in the
38 field, to provide basic information on wind turbines and their impacts (or lack thereof).
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40 Upon motion of Willick, seconded by Winnell, the Planning Commission decided to ask Dr. Sara
41 Mills of the University of Michigan to attend a Planning Commission meeting to make a
42 presentation of up to 1 hour in length. The motion passed unanimously.
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44 The Planning Commission then discussed email correspondence they had received from Mr.
45 Dave VerSluis asking that Kevon Martis be allowed to present to the Planning Commission. Mr.
46 Harrison presented additional requests from Township residents asking that Mr. Martis be
47 allowed to make a presentation to the Planning Commission. Upon motion of Winnell,
48 seconded by Anderson, the Planning Commission invite Kevon Martis to attend a Planning
49 Commission meeting to make a presentation of up to 30 minutes in length. The motion passed
50 unanimously.
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1 The Planning Commission also discussed inviting Mary Reilly from MSU Extension to the
2 Planning Commission's October meeting, tentatively set for October 25, 2018 at 7 p.m. at the
3 Old School.

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5 Mr. Harrison asked if the Planning Commission wanted to have another work session before the
6 October 25 meeting. Upon motion of Willick, seconded by Winnell, the Planning Commission
7 voted unanimously to set a work session on October 18 at 5:30 p.m. Attorney Kaufman was
8 invited to attend the Planning Commission work session.

9
10 Mr. Harrison encouraged the Planning Commission to actively question the applicant and the
11 Township engineer with concerns or questions about the project. The Planning Commission
12 then reviewed the proposed haul route map, noting several intersections that were scheduled for
13 improvements to accommodate moving the large turbines. The Planning Commission hoped
14 for more input from the County Road Commission.

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16 Upon motion of Willick, seconded by Chairperson Mansfield, the Planning Commission voted
17 unanimously to approve the Planning Commission minutes of 7/26/18 and 8/21/18 as
18 presented.

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20 There being no further business, Chairperson Mansfield moved to adjourn the meeting.
21 Montgomery seconded the motion and the motion passed unanimously. The meeting was
22 adjourned at 7:25 p.m.

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Kim Anderson, Secretary

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29 Minutes Prepared: September 27, 2018
30 Minutes Approved: October 18, 2018