

Clyde Township
Planning Commission Meeting Minutes
August 14th, 2018

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Jerry Ticknor, Frank Hamilton, Jessica Smith, Leigh Grimes, Mike McGriff, Maurie Beauvais, & Building Inspector Rod Cowan

Absent:

APPROVAL OF AGENDA- Added addressing Adult Foster Care, and status of C-1, RSF, re-zoning
Rest of agenda approved

READING & APPROVAL OF MEETING MINUTES FOR: June 12th, 2018

Motion Made by Mike McGriff

Seconded by Maurie Beauvais

Moved & Supported-Motion Carried

READING & APPROVAL OF MEETING MINUTES FOR: July 10th, 2018

Motion Made by Maurie Beauvais

Seconded by Mike McGriff

Moved & Supported – Motion Carried

PUBLIC COMMENTS: N/A

ZONING ADMINISTRATOR COMMENTS/REPORT: Rod reported that clean up on Blight issues are coming along. Currently working on addressing possible tear downs on un-occupied houses on Abbottsford and Wildcat

Many new constructions permits in process

REPORTS FROM THE AD HOC COMMITTEES:

Noise/Nuisance – Jessica reported that she gave the final rough draft to Kathleen to put in order so that the Planning commission will have something to review and vote on.

OLD BUSINESS:

Frank and Maurie are going to meet and go over the previous discussed changes needed in regards to Adult Foster Care and get over to lawyer for approval. Tabled until next meeting for review.

*****See Addendum of Minutes for Discussion and decisions on Wind Turbine Ordinance

NEW BUSINESS: N/A

*CLYDE TOWNSHIP UP, DOWN, AND AROUND:NA

*COMMISSIONERS COMMENTS:NA

*ANNOUNCEMENTS/CORRESPONDENCE:NA

*PUBLIC COMMENT: NA

ADJOURNMENT: 9:25

Wind Turbine Ordinance Addendum for August 14th, 2018

Township Supervisor Leo from Bridgehampton Twp was invited to speak with us on our rough draft to answer any questions, and help make necessary revisions. Below are a list of questions, and changes suggested to be made. Mike McGriff will work on these changes so the board has a final hard copy for approval before a Public Meeting is scheduled. Goal on public hearing is October at this time.

- ZO 0.08.04 Permitted Zones – Remove the “s” on applications
- A. Avian Analysis (2) change last sentence to be “the applicant will comply with all said recommendations prior to a Special Land Use Permit”
- F. Setbacks, Separation and Security (1) Change to “Inhabitable”
- H. Noise (5) – Typo on “firem”
- J. Signal Interference – Typo on “statement”
- L. Safety – Typo on “Compliance”
- ZO 0.08.06 (A) place “AN” before applicant

*Discussion on whether or not the “Special Land Use Permit” needs to be looked into further to make sure there is no verbiage confliction with the Wind Ordinance.

Decision is to table that and address after Wind Ordinance is in place

*Discussion on the \$500 fine being large enough for a large corporation

*How to address lights on top of Turbine, FFA just passed use of a red light that is lite up by the radar on planes at night, so the light is not on at all time.

*Pictures required on land before permit is granted and grade to be returned as is at time of decommissioning

*Road Set backs to be placed at 2xs the height of the turbine

*R1 being set at a 2mile radius while R2 and RSF are at 1 mile radius

*Hold Turbine Corporations responsible for residents if the Turbine interferes with TV, Cell, or internet, it is the corporations responsibility to provide them with adequate service equivalent to the service they had prior to the turbine being in place

*Create a safety plan

*Application fee to be set by township board. Needs to and escrow large enough to cover any and all future cost that could be acquired into proper maintenance for the township to accommodate a wind farm long term

*Decommissioning Bonds need to be set for more the \$500,000

*Set a dollar amount for liability insurance a corporation must carry and maintain.