

**Williams Township Planning Commission
Regular Meeting
October 6, 2008**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday October 6, 2008 at the Township Hall.

The agenda is attached Exhibit A.

I. Call to Order & Roll Call

Chairperson Steward called the meeting to order at 7:01 p.m. Present: B. Steward, D. Behmlander, D. Putt, and P. Wasek.
Absent: C. Adams.

Commissioner J. Hurt arrived at 7:03 p.m.

Also Present: B. Klemish, Williams Township Zoning Administrator, J. Hammond, Township Attorney, and L. Miller, Township Planner. Others present are indicated on the sign in sheet, attached Exhibit B.

II. Pledge of Allegiance

The Pledge of Allegiance to the flag was said in unison.

III. Open to the Public

There was no public comment.

IV. New Business

A. Subdivision Ordinance #48 and Zoning Ordinance #33 Revision Discussion

J. Hammond explained that the changes to the Subdivision Ordinance were made to conform to the new Planning and Enabling Act. The changes made were the same that were discussed during the September 8th Planning Commission meeting.

J. Hammond next reviewed changes to Table 7 of Ordinance #33, Approval Standard 23. The minimum parcel size shall be 2 acres for one wind turbine for residential use and 40 acres for a wind farm. The parcel must be adequate for the proposed use even if there is compliance with the minimum parcel size requirements.

J. Hammond explained that the setback for each tower and turbine shall not be less than the height of the tower plus turbine and blades. Setbacks may be reduced by the Planning Commission where satisfactory evidence shows the tower will collapse on itself.

B. Steward and J. Hammond talked about the importance of spacing of wind turbines. All agreed that the height of towers, spacing of towers, setbacks of towers from other structures and the location of such structures on the subject property must be determined to minimize adverse affects.

J. Hammond will make discussed changes to standards of approval standard 23 regarding spacing, etc., of wind turbines. The changes will be incorporated into the proposed ordinance prior to the public hearing.

L. Miller agreed with the changes.

D. Putt, D. Behmlander, J. Hurt, P. Wasek agreed with the changes.

L. Miller commented that there are not a lot of wind turbines in Michigan. The Planning Commission needs to have control of approval of wind turbines and wind farms.

All agreed to the proposed changes made to ordinance #48 and to ordinance # 33. J. Hammond will prepare the paperwork for the public hearing that will be held on November 3, 2008 to consider the changes to ordinance #33. Planning Commissioners recommend that the Township Board adopt the ordinance changing Ordinance #48.

V. Unfinished Business

There was no unfinished business.

VI. Adjournment

A motion was made by D. Putt and seconded by D. Behmlander to adjourn the meeting at 7:27 p.m.

5 Ayes 0 Nays Absent: C. Adams Motion Carried.

Pam Reinhardt,
Williams Township Deputy Clerk