

## **Gilford Township Planning Commission**

Agenda for August 6, 2019, Special Meeting, 7:00 p.m.

Gilford Township Hall, 6230 Gilford Road, Fairgrove, MI, 48733

1. Call to Order and Roll Call

Members present: Kaijala, Dohrmann, Gruber, Prime. Absent: Houghtaling

2. Approval of Agenda

Motion: Prime 2nd: Kaijala Motion carried

3. Site Plan Review for a Utility Grid Wind Energy System that is comprised of six wind turbine sites, access roads, underground electrical collection lines, and a temporary laydown yard.

- a) Conflict of Interest Disclosure: Addressed by township legal representation.
- b) Presentation of Planning Consultant's Staff Reports. Representative from Spicer group reviewed site plans as they pertain to the township ordinance.
- c) Discussion by Planning Commission and Consideration of Action: Commission asked about additional laydown yard. This one is planned as a back up according to Nextera Representative. Nextera representative highlighted planned safety practices at the potential laydown yard. Nextera noted that 8 to 10 months after commercial operation yard would be returned to original state in entirety. Nextera noted that they would provide township with agreement. Nextera clarified location of access roads to potential turbine sites. They also made note that these parameters are discussed and adjusted with land owners as seen appropriate and feasible.

4. Public Comment (limited to 3 minutes per person)

5. Consideration of action: Motion made by Gruber 2nd Dohrmann to accept motion attached to these minutes. Roll call: Prime: No Kaijala: Yes Dohrmann: Yes Gruber: Yes

6. Public comment: Public member noted that they are thankful and appreciative of the process with the special use permit.

7. Adjourn: 7:27pm

8. Next Planning Commission meeting: Regular Meeting Monday, September 9, 2019 @ 7:30pm

Motion made and accepted in regards to site plan review:

Motion to approve site plans submitted May 10, 2019, with revision date of June 19, 2019 (temporary laydown yard site plan, submitted separately, with revision date of June 27, 2019), pertaining to six turbines in Sections 23, 25, and 26, and a temporary laydown yard in Section 21, including access roads, underground electrical collection lines, and other ancillary facilities, submitted by Pegasus Wind, LLC, as represented by NextEra Energy Resources, which conforms to the Gilford Township zoning ordinance, be approved with the following conditions:

1. Applicant shall comply with all conditions outlined in the approved Special Use Permit from the July 18, 2019, Planning Commission meeting, and
2. The Zoning Administrator, in consultation with Spicer Group, has the authority to review and approve changes that are less than 100 feet from the turbine locations in the approved site plans, as long as all turbine location changes are in accordance with zoning ordinance provisions, including but not limited to all requirements for setbacks, shadow flicker, sound pressure levels, and electromagnetic interference.