

**Exeter Township  
Planning Commission Minutes  
August 9, 2022**

Exeter Township Planning Commission ~~vice chairperson~~ <sup>member</sup>, William Gay, called the meeting to order at 7:08 pm. The meeting opened with the Pledge of Allegiance.

**Roll Call:** Present: Roger Bezek, William Gay, Robert Post, and Ameer Runyan  
Excused: Phillip Bruck, ~~Anne Kleinow~~, Kyle Preston, David Schafer  
Guests: Lucie Fortin, planner Mannik & Smith Group,

**Correction / Approval of Agenda:**

The Planning Commission members reviewed the printed meeting agenda. There were no corrections or additions.

❖ **Motion: Roger Bezek, 2<sup>nd</sup> Robert Post:** To accept meeting agenda as presented. **Motion carried.**

**Approval of Minutes:**

The July 11, 2022 Planning Commission meeting minutes were E-mailed to all Planning Commission members. There were no corrections or changes made.

Note: The tabled reading and approval of the April 5, 2022 Planning Commission minutes (tabled from the May meeting) were NOT presented.

❖ **Motion: Ameer Runyan, 2<sup>nd</sup> Robert Post:** The July 11, 2022 Planning Commission minutes were approved as ~~corrected~~ <sup>presented</sup> **Motion Carried.**

**First Public Comment:**

Mr. Fred Monteleone (4984 Fay Rd Carleton, Michigan) addressed the planning commission members and provided a handout of 4 pages of his concerns and comments and 9 pages of research and documentation from "Atkinson & Rapley Consulting LTD (New Zealand) concerning the effects on local residents by seismic impact of large commercial scale wind turbines. (titled: "Seismic Effect on Residents from a 3 MW Wind Turbine"). Mr. Monteleone cited his own person history with wind turbines erected in the thumb region of Michigan.

Mr. Monteleone also expressed concern about the “toxicity of chemicals” contained within current solar energy panels and several chemical and physical properties with “established and catastrophic failure of systems”.

Mr. Monteleone was asked what he course of action or policy he would like the township Planning Commission to adopt. He responded that due to the negative aspects he has sited he would like large commercial scale solar and wind generating systems outlawed in the township. He then commented that would bring legal action by those who would want such installations and thus any township ordinance could be overturned.

Mr. Monteleone was also asked for additional sources of information regarding his claims and concerns about commercial solar and wind generation. He said information was readily available from public internet sources.

**Old Business:**

1). Planning Commission members reviewed with Lucie Fortin, (Exeter Township planner) the DRAFT amendments and changes (dated 8/2/2022) to the current Exeter Township Solar Energy and Wind Turbine energy generating ordinance. DRAFT amendments concerning Wind Turbines was introduced to bring the authority of the township to levy both escrow accounts and decommissioning funds to be collected as stated in the proposed (Commercial scale) Solar Energy systems.

Specific changes proposed (DRAFT dated 8/2/2022) during this review included:

- A). Article 3 Definitions: change “Solar Energy Systems – Small” from max of 20 kilowatts of energy generations to 150 kilowatts of energy generation for “on-site users”.
- B). Section 5.14 Wind Energy Conversion Systems (WECS)
  - a). Par 2: Establish a mandatory “Pre-application meeting” with township
  - b). Par 14: New language concerning submission of a “Decommissioning Plan”.
  - c). Create new Paragraph 15 Performance Security and Paragraph 16 Application Escrow Account.
- C). Section 5.15 Solar Energy Systems
  - a). Par K: change requirements of plantings in any “vegetative buffer”
  - b). Par L: change the word “reduce” to “modify” to allow changes to buffer requirements.
  - c). Par 3 Large Solar Energy Systems.

- Par B: establishes certain “standards” to guide planning commission if any proposed site is appropriate for such commercial installations.
- Par D: establish set back of 50 feet from property line to required fencing and 100 feet from any “road right-of-way”
- Par F: required “screening” outside the perimeter fence and change requirement of plantings in any required vegetative buffers
- Par H: new language concerning establishment and maintenance of ground cover, control of “noxious weeds”, allow “pollinator friendly” vegetative cover, and grazing of livestock.
- Par O: New language changing requirements for Special Land Use application and procedures.
- NEW Par Q Monitoring and Inspection, Par R: Roads, Par S Maintenance and Repair.
- Par T: New language requiring submission of a “Decommissioning Plan” as part of the SPU application.
- NEW Par V Performance Security, Par W Continuing Obligations, Par X Application Escrow Account

D). Planning commission members suggested the additional changes / revisions be made in the 8/2/2022 DRAFT ordinance.

a). Section 5.14 Wind Energy Conversion Systems (WECS)

- Question need for “...at least \$1 Million for liability to cover the applicant, Township and land owner” (question for township attorney?)
- Par 14: change period of time a WECS is “not operated for a continuous period...” from 24 months to 12 months.
- Changed proposed new language to change “...up to three (3) feet below-grade...” to “all structures below-grade”.

b). Section 5.15 Solar Energy Systems

- Par J: change period of “non-operation” from 6 months to 12 months

c). Section 5.15 Par 3 Large Solar Energy Systems

- Par J; Make changes to max allowed noise to 50 dBA (as set in WECS)
- Par T: Make change “...structure up to three (3) feet below-grade...” to “all structures below-grade”.

These suggestions will be incorporated into a revised DRAFT proposed amendments and be discussed at the next scheduled Planning Commission meeting.

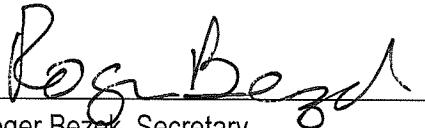
**New Business:**

None

**Second Public Comment:**

1). The next scheduled meeting of the Exeter Township Planning Commission will be held on Tuesday September 6, 2022 at 7:00 pm in the Exeter Township Hall.

- ❖ **Motion: Anee Runyan, 2<sup>nd</sup> Robert Post:** To adjourn the meeting. **Motion carried.**  
The meeting was adjourned at 8:35 pm.

Respectfully submitted,   
Roger Bezek, Secretary  
Exeter Township Planning Commission