

~~Un-approved minutes~~

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**Exeter Township
Planning Commission Minutes
May 7, 2024**

Exeter Township Planning Commission Chairperson, Tim DeBorde called the meeting to order at 7:10 pm. and opened the meeting with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, Philip Bruck, Tim DeBorde, Dave Mathewson,
Julie Murphy, Ameer Runyan, and Anthony Thrasher
Excused:
Guests: Lucie Fortin, Exeter Township planner (Mannik & Smith Group)
Note: There were 6 township residents in attendance.

Correction / Approval of Agenda:

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

- ❖ **Motion: Ameer Runyan, 2nd Tim DeBorde:** To adopt the meeting agenda as presented.
Motion carried.

Approval of Minutes:

The April 2, 2024 Planning Commission meeting minutes were read and presented. The following correction were made;

- Under the Public Hearing section, correct the spelling of the word "*commended*" in last bullet so sentence reads "No residents *commended* on the proposed ordinance changes."
- In Old Business, item #2, correct date from April to May.

- ❖ **Motion: Ameer Runyan, 2nd Tim DeBorde:** To approve the April 2, 2024 Planning Commission minutes as corrected.
Motion carried.

First Public Comment:

Residents commented on the status of the state-wide signature drive (to place on the November ballot) proposed legislation to restore authority to municipalities concerning local siting ordinances to regulate the establishment of commercial sized energy (solar / wind) generation projects. Petitions were available for anyone to sign at tonight's meeting.

Old Business:

1). It was announced, that the Exeter Township Board adopted the Planning Commission zoning ordinance changes to the livestock raised on small acre (lots) and creation of the Home Business classification (as a Special Land Use).

2). Township planner, Lucie Fortin was asked about the format which notices to be published in the Monroe News are created. This is in reference to the Public Hearing notice recently published in the Monroe News. She responded that all notice for publication are created in her office and sent electronically (in both PDF and "WORD" version) to the township clerk who sends it electronically to the Monroe News. Residents commented that that there should be more follow up and review (by the township office) when notice are published.

New Business:

1). Planning commission members discussed various topics which should be addressed in any proposed amendments / revisions to the current Wind Energy Conversion System ordinance. Members referred to the proposed amendments developed from 2022 along with issues common with current commercial scale wind towers / turbines. Issues discussed in the case of a tower / turbine failure should be developed to prevent (as much as possible) damage to any nearby residence or public area.

Township residents also suggested issues such as ground vibration, capabilities / suitability of local limestone / subsurface geography, and limits on general noise and vibrations produced by commercial sized wind turbines. It was suggested that planning commission member research regulations from other municipalities concerning safety zones, setbacks from property lines and residential areas. Maximum permitted height of tower (measured from the tip of a turbine blade at the "12:00 o'clock" position to ground level) was also discussed.

Planning commission members discussed both the 2022 proposed "safe fall distance" of 1 ½ times the maximum permitted height of the tower (see above for measuring Max height). After discussing using a set footage for any safety fall zone, planning commission members suggested a 750 foot distance (circumference from tower base) and a 1,000 foot distance from any residence / public area. Proper distances for "Ice Throw" (off from the turbine blades) was also discussed along with proper safe distance for "catastrophic failure" (at maximum blade rotation speed – RPM) of the turbine blades. Research has found such failures could hurl blades up to 1,700 feet from the tower. Any proposed noise limits should be similar to limits set in the Solar Energy System ordinance.

Planning commission member will investigate using distances (from any turbine tower base) instead of a minimum size acreage. It was also suggested that a minimum distance between individual towers be established. The requirement for perimeter fencing was also discussed. It was also suggested that some flexibility in adjusting setbacks and other requirements be written into the ordinance.

- ❖ **Motion: Ameer Runyan, 2nd Tim DeBorde:** To table further discussion on changes to the Wind Energy Generating Systems ordinance until the June 2024 Planning Commission meeting so members may conduct addition research. **Motion carried.**

A summary / worksheet of these issues will be created (by the Planning Commission secretary) and distributed to the members.


Second Public Comment:

1). The next scheduled meeting of the Exeter Township Planning Commission will be held on June 4, 2024 beginning at 7:00 pm at the Exeter Township Hall.

2). The residents in attendance thanked the planning commission for the work on the proposed amendments to the current wind generating systems ordinance.

- ❖ **Motion: Ameer Runyan, 2nd Philip Bruck:** To adjourn the meeting. **Motion carried.**
The meeting was adjourned at 8:35 pm.

Respectfully submitted,



Roger Bezek, Secretary
Exeter Township Planning Commission