

Exeter Township Planning Commission Minutes September 3, 2024

Exeter Township Planning Commission Chairperson, Tim DeBorde called the meeting to order at 7:05 pm. and opened the meeting with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, Tim DeBorde, Charles Bruck, Julie Murphy, Amee Runyan, and Anthony Thrasher
Absent: Dave Mathewson
Excused:
Notes: There were 7 township residents in attendance.

Charles Bruck has been appointed to the planning commission as the Exeter Township liaison. Dave Mathewson has submitted his resignation from the Exeter Township Planning Commission, his letter of resignation is still pending (as of tonight's meeting).

Correction / Approval of Agenda:

The Planning Commission members reviewed the meeting agenda. The incorrect date was printed in the meeting (September 2024) agenda heading, it should be September 3, 2024

Approval of Minutes:

Copies of the July 2, 2024 Planning Commission meeting minutes were provided to Planning Commission members. There were no corrections to the meeting minutes.

❖ **Motion: Amee Runyan, 2nd Tim DeBorde:** To approve the July 2, 2024 Planning Commission minutes as presented. **Motion carried.**

First Public Comment:

Planning Commission Chairperson Tim DeBorde reminded that any public comments from the residents be brief and to the point.

Old Business:

1). It was announced that the Exeter Township Board has extended the moratorium on accepting applications for Wind Energy Conversion Systems (WECS) until mid-October.

The Planning Commission's discussion of the proposed (amendments to) Wind Energy Conversion Systems has progressed to the final draft stage. The last changes to be incorporated into the final draft will be sent on to Exeter Township planner, Lucie Fortin to be put into printed form. This would leave discussion of the final draft at the regularly scheduled October meeting and then to set up a public hearing in November. It was noted that the regularly scheduled November meeting falls upon an election day and the township hall will be unavailable to hold our meeting.

Planning Commission Chairperson Tim DeBorde provided copies of a comparison between our discussed proposed wind tower property / residents set-back distances and the suggested State of Michigan Model Ordinance. The proposed set-back distance are very similar to the suggested Model Ordinance distances.

The Planning Commission discussed and is recommending the following changes to the proposed WECS ordinance;

- A). set a 50 Db noise limit measured at the (nearest) property line
- B). increase the minimum height of the turbine blade (at bottom dead center) from the ground from 20 feet to 25 feet (aka: ground clearance).
- C). mandate the access to municipal water to the WECS turbine(s).
- D). access to WECS turbine(s) must be created from an improved (paved) "all weather road" for both construction / maintenance / emergency equipment
- E). the WECS operator shall provide any local emergence services training and specialized supplies in case of turbine failure or fire

The proposed WECS ordinance should also insure that:

- A). to insure language is clear that "windmills" (pond aeration systems and ornamental use) are exempt from this ordinance.
- B). clear separation between "personal use" (usually one tower) and "commercial scale" (usually multiple towers)

It was also noted that Raisinville Township is currently reviewing their Solar Energy ordinance (Amended 2022) to more closely meet the minimum requirements of the suggested State of Michigan Solar Energy Model Ordinance.

New Business:

1). Copies of the Raisinville Township and Deerfield Township (Lenawee county Michigan) zoning ordinances concerning commercial scale electrical energy / battery storage installation were provided. It was noted that they were very similar in content and could be adopted to Exeter Township needs.

❖ **Motion: Amee Runyan, 2nd Tim DeBorde:** To table further discussion concerning the proposed Exeter Township commercial scale battery storage ordinances until the regularly scheduled October 2024 Planning Commission meeting. **Motion carried.**

2). It was announced that Dave Mathewson has resigned from the Exeter Township Planning Commission. He will be contacted to submit a written letter of resignation before a new member can be appointed.

Second Public Comment:

1). The property owner of 9756 Ferder Rd inquired what the procedure was to "re-zone" or change the taxable use of their property to a "religious use" designation. Planning Commission members inquired about the potential uses of this proposed monastery. The current single family home would temporarily house up to 4 monks for religious study. No public service would be held. They have already received their Federal "non-profit" designation and have registered the enterprise with the State of Michigan.

The Planning Commission secretary will contact the township planner for guidance on this issue.

2). The next regularly scheduled meeting of the Exeter Township Planning Commission will be held on October 1, 2024 beginning at 7:00 PM at the Exeter Township Hall.

❖ **Motion: Amee Runyan, 2nd Tim DeBorde:** To adjourn the meeting. **Motion carried.**
The meeting was adjourned at 8:10 pm.

Respectfully submitted,



Roger Bezek, Secretary
Exeter Township Planning Commission