

MINUTES  
MONTCALM TOWNSHIP PLANNING COMMISSION  
December 1, 2021, 7:00pm

PLEDGE OF ALLEGIANCE

- Chairman Richard Karnatz led the Pledge of Allegiance

CALL TO ORDER

- Chairman Richard Karnatz called the meeting to order at 7:00 p.m.

ROLL CALL

- Members present: Richard Karnatz (Chair), Erin Nerychel (Secretary), Jessica Shearer (Board Liaison), Robert Hemmes (Commission Member), Jeff Dolphin (Vice Chair, Zoning Board of Appeals Liaison)
- Members absent: none

APPROVAL OF AGENDA

- Added Master Plan / Census and planner discussion to agenda
- Robert Hemmes motioned to approve the agenda. Jessica Shear seconded the motion. Motion passed unanimously.

APPROVAL OF MINUTES

- Jessica Shear made a motion to approve the minutes from October 12, 2021 meeting. Robert Hemmes seconded the motion. Motion passed unanimously.

ZONING ADMINISTRATOR COMMENTS

- None

COMMENTS FROM PLANNING COMMISSION MEMBERS

- Richard Karnatz commented on meeting format and guidelines.

NEW BUSINESS:

Set Meeting Dates for 2022

- Discussed changing day of meeting to accommodate fire chief.
- Robert Hemmes motioned to schedule meetings 2<sup>nd</sup> Tuesday in February, May, August and November.

- Robert Hemmes removed motion to have meeting 2<sup>nd</sup> Tuesday of the quarter due to conflict with elections in Aug and November.
- Richard Karnatz made a motion to schedule 2022 meetings on the fourth Tuesday of every month at 7pm. Robert Hemmes seconded the motion. Motion pass unanimously.

#### Election of Officers for 2022

- Jeff Dolphin motion to continue with the same officers in 2022. Robert Hemmes seconded the motion. Motion passed unanimously.
  - Richard Karnatz - Chair
  - Jeff Dolphin - Vice Chair, Zoning Board of Appeals Liaison
  - Erin Nerychel - Secretary
  - Jessica Shearer - Board Liaison
  - Robert Hemmes - Commission Member

#### Master Plan and Census

- Data from Montcalm County (Kristen Millard) shows addition of 40 residents in Montcalm Township.
- Discussed if a planner is needed for master plan review. Discussed potential cost.

#### Planner Discussion

- Discussed hiring a planner to help revise ordinances and review master plan. Robert Hemmes recommend our attorney.
- Dick Karnatz recused himself.
- Jeff Dolphin motioned to recommend to the board hiring a planner.
- Jeff Dolphin withdrew his motion.

#### OLD BUSINESS:

##### Commercial WECF's Discussion

- Discussed letter received from township resident Richard Palmer.
- Discussed maximum height, set-backs for participating and non-participating, sound pressure levels, and shadow flicker. Discussed transfer of ownership.
- Discussed security fencing and need to revisit after more review of current requirements in zoning ordinance.
- Jeff Dolphin motioned to change the draft wind ordinance section 5.a minimum setback for a participating landowner dwelling to 1250 ft. Erin Nerychel seconded the motion. Robert Hemmes – no, Jessica Shearer – yes, Erin Nerychel – yes, Jeff Dolphin – yes. Motion passed.

- Jessica Shear motioned to change the draft wind ordinance section 5.b maximum height of a WEC with blade fully extended to not exceed 500 ft. Erin Nerychel seconded the motion. Robert Hemmes – no, Jessica Shearer – yes, Jeff Dolphin – yes. Motion passed.
- Robert Hemmes motioned to change the draft wind ordinance section 5.a minimum setback to any road right-of-way to 1.5x the tip height. Jeff Dolphin seconded the motion. Motion passes unanimously.
- Robert Hemmes motioned to change section 5.c shadow flicker to "A Commercial WECS must not produce any shadow flicker on affected non-participating properties unless the record owners of all non-participating properties have signed a release, which must be recorded with the Montcalm County Register of Deeds prior to construction". Jeff Dolphin seconded the motion. Motion passed unanimously.

#### PUBLIC COMMENTS

- Kevin Murphey (non-township resident) – commented on commercial wind turbines and safety.
- Pamela Hemmes (township resident) – commented against wind turbines and provided notes on Judge Dennis Kolenda discussion on exclusionary zoning in Michigan.
- Rachelle Lentz (township resident) – commented wind turbines, waivers and previous public comments.
- Karen Baird (township resident) - commented on Consumers Energy, wind turbine efficiency and decommissioning cost.

#### ADJOURNMENT

- Jessica Shear motioned to adjourn the meeting. Robert Hemmes seconded the motion. Motion passed unanimously.

#### ADJOURNMENT

Respectfully submitted,  
Erin Nerychel, Planning Commission Secretary