

**Laketon Township Planning Commission**  
**Special Meeting Minutes of November 30, 2010**

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**CALL TO ORDER:** Chairperson John McDonnell called the meeting to order at approximately 6:03 PM

**MEMBERS PRESENT:** Tom Kane, Bob Schalow, Lynn Stel, John McDonnell, Cindy Ackerman and Eric Anderson

**MEMBERS ABSENT:** Mary Marcil

**ALSO PRESENT:** Brenda Moore, Planning Consultant; Rod Siegel, Building Official; Dick Grenell, Zoning Administrator; David Bossenbroek, Attorney and Veronica West, Recording Secretary

**APPROVAL OF MINUTES:** None

**REPORTS, CORRESPONDENCE & COMMUNICATIONS:**

- Revised staff report on H & H special land use proposal – for informational purposes only – no discussion

**NEW BUSINESS:** None

**UNFINISHED BUSINESS:**

- Review of latest draft of proposed Zoning Ordinance Amendment for Wind Energy Conversion Systems (WECS) – Chairperson John McDonnell gave a brief synopsis of the time that has been spent on this topic in the form of discussions, educational seminars and on various versions of draft language. He noted that it has been reviewed and reworked by the attorney and the planning consultant resulting in the final draft that is up for discussion tonight. Attorney Bossenbroek stated he has been through this process on this topic with other municipal clients and learned what is truly necessary from a land use standpoint. He cautioned that the zoning ordinance is a land use ordinance and language should address land use issues, such as setbacks, noise and the like, it is not appropriate to use the zoning ordinance to engineer wind turbines/wind energy conversion devices. He also added that he has worked with the planning consultant and consulted with engineering firms and other municipal attorneys resulting in the current language proposed.

There was discussion of the larger towers (over 70 feet) and the site plan review process. It was noted they must follow the special land use standards and also the site plan review standards and follow all building and electrical codes adopted by Laketon Township. Cindy Ackerman asked if there would be a limit on the number of under 70 foot towers permitted before a special land use is necessary. Attorney Bossenbroek stated so long as they can meet the setbacks and other criteria there would be no limit. Planning consultant Brenda Moore noted there is a cost threshold to installing numerous smaller towers versus one large tower so it is unlikely to see someone install a large number of small towers instead of a large tower.

There was discussion regarding codes. Building Official Siegel commented that these items are strictly regulated by their industry and when a permit is applied for, manufacturer specifications must be submitted and when he does the inspections he is check to make sure installation meets both Laketon Township codes and the manufacturer's specifications. In the case of roof mounted wind turbines, he must also inspect the structure of the roof to ensure the existing structure can support the proposed wind turbine.

Bob Schalow moved to repeal the previously proposed zoning ordinance amendment language regarding wind energy conversion systems and replace it with the language now proposed for wind energy conversions systems (Section 2.24, Section 3.30 and Section 17.05 EE) and hold a public hearing on the matter. Lynn Stel supported the motion. Motion passed by voice vote.

**PROJECTS/DISCUSSION ITEMS:** None

**AUDIENCE PARTICIPATION:** None

**ADJOURN:** Motion to adjourn was made by Lynn Stel and supported by Bob Schalow. Meeting adjourned at 6:33 pm.