

## Hadley Township Planning Commission

4293 Pratt Rd

P O Box 227

Hadley MI 48440

June 19, 2018

Meeting was called to order by Chairman Shoemaker at 7:00 p.m.

The Pledge of Allegiance was recited.

Roll call of members present: David Hinton, Glenn Walton, Al Keahl, Ron Shoemaker, Kim Hill, Elwyn Brandt and Robert Hartwig.

There were 3 members of the public present.

Approval of Agenda:

Commissioner Walton moved to accept the agenda as presented, second by Commissioner Hartwig. Motion carried.

Approval of Minutes:

Commissioner Hartwig moved to approve minutes, second by Commissioner Brandt. Motion carried.

Old Business:

1) Current Projects

- i. Solar Power
- ii. Wind Energy

2.) Sewer Study Update

Chairman Shoemaker had distributed informational handouts from the MSU Extension Office and reference many items from that document regarding Wind Energy. He also noted that in our current ordinances, any new ordinances we create would be placed in Section 18.51. Chairman Shoemaker noted that the MSU Extension information is recent (dated

2017). He discussed Page 21 of the document begins the wind energy information and the definitions used are very good. Page 23 – General Provisions covers personal use of wind energy. These provisions are very good. They look to be common sense and reasonable. It also addresses tower height and setbacks. Sound pressure level deals with the noise and how you can use your existing noise ordinance to deal with these or create something within the wind energy ordinance. Chairman Shoemaker is looking for a way to use this information as a guide and not become overly burdensome to our residents. He encourages everyone to look this over before the next meeting and begin discussion of crafting the new ordinance. He cautions everyone that this is going to take some time and it would be beneficial to open this up to public discussion to receive their input as well. He referenced page 25 that deals with wind farms that will put energy into the grid. Page 29 deals with performance security – this deals with having performance guarantees on things like damages to roads that may happen with bringing in the parts of the towers that weigh a lot. You can hold the company responsible for repairs. Page 30 deals with decommissioning of wind farms and electromagnetic interference. Page 31 is site plan review.

Commissioner Walton asked if the input we receive from the public indicated that we did not want wind farms here, could the township craft an ordinance against them? Chairman Shoemaker said we could not. Chairman Shoemaker discussed using the Lapeer township solar energy ordinance as a tool for crafting our own.

- 2) Sewer Study Update – The Township held another meeting with the local businesses and went over the results of the study and the estimation of cost to all to install and maintain the sewers. They did receive some positive feedback but with only 50% of the businesses indicating that they would be open to installing the new system they are short of their preferred over 50% participation.

The local businesses were setting up a meeting at the Hadley Community Church to discuss their options.

New Business:

- 1) Changes to Outdoor Wood Furnace Ordinance – The Township Board reviewed our ordinance and made a couple of suggestions regarding setback from another residence and smoke stack height. After discussion regarding changes Commissioner Hinton made a motion to amend the ordinance as suggested, second by Commissioner Walton. Motion carried.
- 2) ZBA – There is a meeting set up for July 10<sup>th</sup> for Mr. LaFoy to receive a variance to erect a pole barn. He has some issues with his property that make it necessary to put the pole barn up in an area that his not usually utilized.
- 3) Township Board Report – Info for the 4<sup>th</sup> of July parade were discussed. Received bids for work on drains in Hall parking lot. Tina Papineau is the new Township Assessor. Granted approval to the Historical Society to make some improvements to their drive at the Mill.
- 4) Correspondence – Chairman Shoemaker distributed a flyer from the MTA for a seminar, “Hot Topics in Planning.” He may have a conflict on the date for the Frankenmuth seminar – he will send out an email this weekend letting us know if he is able to attend.

Public Time – Sandi and Richard Stange introduced themselves and indicated that they are looking at a property on Hadley Road with the intention of operating a Wedding Barn. They asked if that type of business would be allowed in that area or what steps they might take to open one. Chairman Shoemaker told them that the property they are looking at is in the commercial district but the barn may be outside the zoned area and detailed what steps they would need to take to get going on their endeavor.

Commissioner Comments – Commissioner Hill asked if Chairman Shoemaker had heard anything more from Rolland Nikprlha. He was the gentleman proposing to open a used car lot at the 4 corners. Chairman Shoemaker indicated that he (Rolland) had chosen not to pursue this endeavor.

Commissioner Brandt asked about the property on Hadley Road that had been granted a Special Use permit for Doug and Laura Clayton. Chairman Shoemaker indicated that he has not heard anything regarding them or their business.

Commissioner Hinton asked about the 4<sup>th</sup> of July parade staging as that property has been sold. Chairman Shoemaker said he knew that Treasurer Tippen had a call in to the property owners and is pretty sure that we are ok for this year.

Adjourn

Commissioner Hartwig moved to adjourn the meeting, Commissioner Hill second.  
Motion carried. Meeting adjourned at 8:20 pm.

Respectfully submitted,

Kimberly S Hill