

**Village of Mackinaw City  
Special Meeting  
Planning Commission  
May 13, 2010  
Approved Minutes**

Members: Rob Most (Chairman), John Riemer, Bo Whipkey, Florence Tracy, Mary Clark, Paul Allers, and Nancy Dean

Staff: Jeff Lawson (Village Manager)

Guests: Sandy Planisek, Dick Moehl, Stefan Gebric

<b>SPECIAL MEETING</b>	
<b>1</b>	<b>Call to Order and Welcome</b>
<b>2</b>	<p><b>Roll Call</b> The meeting was called to order at 7:00 p.m. by Chairman Most. Roll call members present: R. Most, J. Riemer, B, Wipkey, F. Tracy, M. Clark, P. Allers, and N. Dean Members Absent: None</p>
<b>3</b>	<p><b>Pledge to Flag</b> <b>Recess</b> Most called for a recess at 7:03 p.m. to review the minutes of the April 22, 2010 meeting. The meeting was called to order by Most at 7:07 p.m.</p>
<b>4</b>	<p><b>Approval of Minutes</b> Commissioners discussed the importance of defining view shed within the Master Plan. Staff explained that the Master Plan is not designed to specifically define view shed regulations. The Zoning Ordinance is the where view shed regulations are defined and regulated. The Master Plan can provide a statement indicating the importance of view shed protection while listing the items of importance. <b>Motion Allers supported Clark to accept the minutes of the meeting held on April 22, 2010, as presented. Voice vote – all ayes. Motion carried.</b></p>
<b>5</b>	<p><b>Public Comment</b> Dick Moehl applauded the efforts of volunteers and staff with the Maritime Festival held on May 7 and 8, 2010. Next year organizers may host a separate memorial for the Cedarville in May and then host a separate celebration for the Maritime Festival later in the season when more people are in town. Program organizers will work to coordinate more school participation within the program also. Moehl conveyed the thanks expressed by the Rogers City participants for hosting the ceremony. Most emphasized the importance of community volunteerism and thanked Dick Moehl for his continued efforts in volunteering and coordinating so many Village programs.</p>
<b>6</b>	<b>New Business</b>
<b>6</b>	No new business was presented.
<b>7</b>	<b>Old Business</b>
<b>7 a</b>	<p><b>Wind Turbine Generator Ordinance</b> Riemer provided an overview of past meetings and discussions concerning the proposed Wind Turbine Ordinance (Draft 04 08 10b). Most called for comments on the Ordinance page by page.  The following revisions or changes were completed:  Item C, 13: Delete the word “generation” and replace it with “consumption” in the last sentence.</p>

Item F, 2, d, was modified as follows:

- d. Wind energy facilities shall not be artificially lighted, except to the extent required by the FAA; ~~lighting as required by the FAA~~ and as required by the Michigan Tall Structures Act.

Item F, 2, e, was modified as follows:

- e. No form of advertising or decoration shall be allowed on the pole, turbine blades, hub, or other buildings or facilities associated with the use, except for reasonable identification of the manufacturer or operator of the large and small wind energy facility or MET Tower.

Item F, 2, f: Riemer indicated that he completed additional research on this section and the language as presented is acceptable without any changes.

Item G, 2 was modified as follows:

2. Property Lines – Each wind turbine and/or MET Tower(s) shall be set back from the nearest property line ~~++ 1.25~~ times its total height.

Item G, 3 was modified as follows:

3. Public Roads – Each wind turbine and/or MET Tower(s) shall be set back from the nearest public road right-of-way a distance no less than ~~++ 1.25~~ its total height.

Item G was discussed. There was a lengthy discussion concerning acceptable setbacks and identifying the regulation of tower height from the right-of-way and roof tops as it relates to safety and consistency. Staff will provide additional language as demand dictates.

Waivers were discussed. Staff explained that the Attorney provided a legal opinion approving the removal of waiver language and variance procedures.

Item I was discussed. Commissioners reviewed language concerning minimum ground clearance and ground blade tip as it relates to vertical access. Commissioners agreed that a 20 foot clearance was acceptable.

Item O, 2 was discussed. Staff explained how manufactured standards are established for climbable poles and locks.

Item O, 4 was discussed. Requirements were reviewed for warning signage on commercial equipment. Requirements are established by manufacturers and mandated by State and Federal requirements.

Item P, 6 was discussed. Staff explained how decommissioned funds are tracked and how it relates to the resale of property. The following changes were made:

6. The Owner and/or operator shall post and maintain decommissioning funds in an amount no less than twenty-five percent (25%) of decommissioning costs. The decommissioning funds shall be posted and maintained with a bonding company or Federal or State chartered lending institution chosen by the Owner and/or operator and participating landowner posting the financial security, provided that the bonding company or lending institution is authorized to conduct business within the State and is approved by the Village.

Item O, sections 6, 7 and 8 were reviewed. Discussed were training requirements necessary for commercial and residential safety. Staff verified that contact telephone numbers must be provided to the Village.

	<p>Most asked if issues with hazardous materials have been addressed. Staff explained that hazardous material is regulated under other ordinances and regulations.</p> <p>At the discretion of the Planning Commission, a public hearing needs to be set by the Village Council to accept public comments for Council approval of a new standalone Wind Ordinance. Commissioners requested that a final committee meet once more to review the Wind Turbine Ordinance prior to sending it to Council for consideration.</p>
<b>7bi</b>	<p><b>Master Plan, Review of Goals and Objectives</b> This will be discussed at the next Planning Commission meeting.</p>
<b>8</b>	<p><b>Commissioner Comments</b> A public hearing is scheduled for June 24, 2010 in the multipurpose room at the Mackinaw City Public School. Most asked for a review of the summer meeting schedule. Staff indicated that it is necessary to meet twice a month in June and July to meet guidelines set by Council for staying on target to complete the Master Plan.</p> <p>Most expressed his pleasure with the progress of the E. Central Avenue road construction project, commented on how fortunate the Village is to have an opportunity to improve infrastructure due to the fiscal stability of the Village through its budgeting process, and the fine quality of work and efforts completed at the Maritime Park and other Village pocket parks.</p>
<b>9</b>	<p><b>Commissioner Calendar</b> May 27, 2010 – Regular Meeting June 10, 2010 – Special Meeting June 24, 2010 – Regular Meeting</p>
<b>10</b>	<p><b>Motion Allers seconded Whipkey to adjourn at 9:20 p.m. Voice vote – all ayes. Motion carried.</b></p>

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary