

Hopkins Township Planning Commission
Minutes Regular Meeting 10/26/2010

Planning Commission Members: Chair Lori Castello; Tadd Heft; Bob Hoffmaster; Lee Murray; Mike Timmer; Chuck Wamhoff; Fred Morley

Members Present: Lori Castello; Tadd Heft; Bob Hoffmaster; Lee Murray; Mike Timmer; Chuck Wamhoff; Fred Morley

Meeting Called to Order at: 7:01 PM Meeting Adjourned at: 8:14 PM

Location: Hopkins Township Hall

- + Meeting called to order at 7:01 PM by Chair Castello.
- + Commission attendance noted above.

Agenda Items

- **Approval of Minutes:** The minutes of the August 31, 2010 Special Meeting were briefly discussed.

MOTION: A motion was made and supported to approve the minutes of the August 31, 2010 Special Meeting. This motion was approved.

- **Adoption of the Agenda:** Setting scheduled meeting dates for 2011 was added to the agenda.
- **Set Scheduled Meeting Dates for 2011:** During the brief discussion, keeping the fourth Tuesday in January, April, July and October was proposed and accepted.

MOTION: A motion was made and supported to have regularly scheduled meetings of the Hopkins Township Planning Commission in 2011, January 25, April 26, July 26 and October 25. Additional meetings to be scheduled as needed. This motion was approved.

Tabled Business

- **Wind Energy Ordinance:** Where do we, Hopkins Township, want to go with this? Can wind towers be built and still protect Township citizens? We need to be proactive on this. A motion was made to set our resolve.

MOTION: A motion was made and supported to move forward with a Wind Ordinance for Hopkins Township. This motion was approved.

This is challenging to tackle as noted in nearby jurisdictions. The many complexities make it difficult. Issues are: citizen protection; property rights; technical details; financial considerations, to name a few. Emotions may also

come into the debate. Discussion and information gathering continue. Collecting Wind Ordinances from other jurisdictions is in order. We should continue to look at manufacturers of turbines.

Information Sources: Several Web sites were presented that appear to be good sources. Among these are: cityofnovi.org; citizensplanner.msu.edu; landpolicy.msu.edu; michigantownships.org; outdoordiscoverycenter.org (Holland). Slides from MSU Extension Seminar, copy handed out previously; Leelanau County Wind Ordinance.

General Issues: Large towers and turbines in a “Wind Farm” have different issues from smaller, individual towers and turbines.

Technical/Regulatory Aspects: Among these are: size; output; capacity; setbacks; spacing; districts in which to allow; ice; vibration; noise; shadow flicker; tower height.

Resource Issues (from turbine installer perspective): Transmission lines, wind velocity and sustainability and topography.

Other Business

- **Next Meeting:** We will have a Special Meeting November 30, 2010 at 7:00 PM to further deal with our Wind Ordinance and move forward on this issue.

MOTION: A motion was made and supported to adjourn. This motion was approved.

The meeting adjourned at 8:14 PM.

Submitted By:

Fred Morley, Secretary
Hopkins Township Planning Commission

Minutes Approved: