

Fairgrove Township Planning Commission
Pegasus Wind Project, Site Plan Meeting

January 22, 2018

Fairgrove Township Treasurer, John McQuillan, gave the oath of office to Carl Childs and Brian Pike to serve a 3 year term on the Fairgrove Township Planning Commission, from January 1, 2018 to December 31, 2020. The Fairgrove Township Board had appointed Childs and Pike at their January 15, 2018 regular monthly meeting. This was completed at 6:55 p.m.

Chairman Carl Childs called the Planning Commission meeting to order at 7:00 p.m. on January 22, 2018. Roll call found Childs, Shannon, Pike, Day, Leens, Gemkowski, present. Montei was absent.

Day moved and Leen supported to approve the agenda as presented. Approved.

Allen Bean from the Spicer Engineering Group was present to present the site plans of the Wind Project. He made a statement that this Special Land Use Permit was approved at a Public Hearing of the Fairgrove Township Planning Commission on December 20, 2017, held at the Akron Fairgrove High School. The motion, at that meeting, approved 32 turbine location sites within the Township.

- *Turbine 2,3,4, and Alt. 3, in Section 1, were recommended for approval.
- *Section 2, over head line, was recommended for approval.
- *Section 3, over head lines and Turbine 1 was recommended for approval. Pike will abstain from the vote due to conflict.
- *Section 4, over head lines, recommended approval, Shannon will abstain from vote due to conflict.
- *Section 4 and 5, over head lines, recommended approval, Pike will not vote due to conflict
- *Section 6, Connect into ITC grid, over head lines, Applicant will need to seek the applicable permits related to the construction of the OHE.
- *Section 12, Turbines #5, 6, 7, recommends approval. Shannon unable to vote due to conflict.
- *Section 13, Turbines #9, 10, and collection sub station. This was recommended for approval with conditions; Turbine #9 is within Zone B of the Tuscola Area Airport Zoning Area and will need their approval. Also, recommend approval of sub station with conditions of the fenced area as this is next to a non participating land owner.
- *Section 14, Turbine #8, recommend for approval. Shannon not able to vote.
- *Section. 23, underground collections along with some fiber optic work, recommend approval
- *Section 24, Turbine #11& 12, Recommend approval, with conditions. Turbines #11&12 are within Zone B of the Tuscola Area Airport Zoning Area and will need their approval.
- *Section 25, underground collection area. Recommend approval.

*Section 26, Turbines 21, 22, and Alt, #2, recommend approval, with conditions, Turbine 21, 22 and Alt. 2 are within Zone B of the Tuscola Area Airport Zoning Area and will need their approval.

*Section 27, Turbines 18,19, 20. Recommend approval with conditions. Turbine 18, 19, & 20 are within the Zone B of the Tuscola Area Airport Zoning Area and will need their approval. Turbine 19 has been moved to the East to avoid a flicker issue..

*Section 28, Turbines 16, 17, Recommend approval with conditions. Turbines 16 & 17 are within the Zone B of the Tuscola Area Airport Zoning Area and will need their approval.

*Section 29, Turbines 13, 14, 15, Recommend approval as presented.

*Section 32, Turbines, 25,26,27,28, recommend approval with conditions. Turbines, 26 27 and 28 are located in Zone B of the Tuscola Area Airport Zoning Area and will need their approval.

*Section 33, Turbines 29, 30, Recommend approval with conditions, Turbines 29 and 30 are within the Zone B Tuscola Area Airport Zoning Area and will need their approval.

*Section 34, Turbine 23, Recommend approval with conditions. Turbine is within Zone B of the Tuscola Area Airport Zoning Area and will need their approval.

*Section 35, Turbine 24, Recommend approval with conditions. Turbine is within Zone B of the Tuscola Area Airport Zoning Area and will need their approval.

There are 18 turbines that will need Airport Zoning approval.

A Special Land Use Permit Public Hearing will be held February 22, 2018, at the Fairgrove Township Hall at 7:00 p.m. This meeting concerns extra property in Section 29 that is not in the original approval of December 20, 2018.

It was noted that a Host Community Document will be needed before zoning permits are issued.

Gemkowski moved and Leen supported the following motion.

Motion to approve site plans dated November 3, 2017 with a revision date of January 16, 2018, pertaining to Turbines #2, #3, #4, ALT 3, #1, #5, #6, #7, #8, #25, and #26 in Sections 1, 3, 12, 14, and 32 and all improvements proposed in Sections 2, 6, 23, and 25 including related access roads, underground electrical collection system, overhead transmission line and other ancillary facilities, submitted by Pegasus Wind, LLC, as represented by NextEra Energy Resources, which conforms to the Fairgrove Township zoning ordinance, be approved with the following conditions:

1. Applicant must comply with the conditions outlined at the December 20, 2017 public hearing.
2. Upon the completion of a mutually acceptable Host Community Agreement which addresses the taxation and assessment of the wind energy improvements, including the appropriate table for which as will be defined by the Host Community Agreement for use in assessing the improvement. The Host Agreement shall be entered into prior to the issuance of a permit for the construction of the wind energy equipment.

Roll Call Vote: Day yes, Leen, yes: Childs yes; Gemkowski yes; Shannon and Pike

Abstain and Montei absent.

Childs moved and Pike supported the following motion:

Motion to approve site plans dated November 3, 2017 with a revision date of January 16, 2018, pertaining to Turbines #9, #10, #11, #12, #21, #22, Alt2, #16, #17, #27, #29, #30, #23, and #24, in Sections 13, 26, 28, 32, 33, 34, and 35 including related access roads, underground electrical collection system, overhead transmission line and other ancillary facilities, submitted by Pegasus Wind, LLC, as represented by NextEra Energy Resources, which conforms to the Fairgrove Township zoning ordinance, be approved with the following conditions:

Prior to construction:

1. Applicant must comply with the conditions outlined at the December 20, 2017 public hearing.
2. Upon the completion of a mutually acceptable Host Community Agreement which addresses the taxation and assessment of the wind energy improvement, including the appropriate table which as will be defined by the Host Community Agreement for use in assessing the improvements. The Host Agreement shall be entered into prior to the issuance of a permit for the construction of the wind energy equipment.
3. Provide the Township with signed permits approving the turbine locations listed above from the Tuscola Area Airport.

Roll call vote: Shannon yes, Pike yes; Leen yes; Gemkowski, yes; Childs, yes; Day abstain and Montei absent;

Childs moved and Day supported the following motion:

Motion to approve site plans dated November 3, 2017 with a revision date of January 16, 2018, pertaining to Motion to approve site plans dated November 3, 2017 with a revision date of January 16, 2018, pertaining to Turbines #13, #14, #15, #18, #19, and #20 in Sections 4,5,27 and 29, including related access roads, underground electrical collection system, overhead transmission lines and other ancillary facilities submitted by Pegasus Wind, LLC as represented by NextEra Energy Resources, which conforms to the Fairgrove Township zoning ordinance, be approved with the following conditions:

1. Applicant must comply with the conditions outlined at the December 20, 2017 public hearing.
2. Upon the completion of a mutually acceptable Host Community Agreement which addresses the taxation and assessment of the wind energy improvement, including the appropriate table for which as will be defined by the Host Community Agreement for use in assessing the improvements. The Host Agreement shall be entered into prior to the issuance of a permit for the construction of the wind energy equipment.
3. Provide the Township with signed permits approving the turbine locations listed above from the Tuscola Area Airport.
4. Applicant will need to amend the December 20, 2017, Special Land Use Permit to add additional participating parcels.

Roll Call vote: Day yes; Leen yes, Gemkowski yes; Childs yes, Shannon and Pike abstain and Montei absent.

Childs moved and Pike supported the following motion:

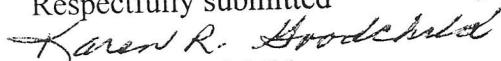
Motion to approve the substation in Section 13 on site plans dated November 3, 2017 with a revision date of January 17, 2018 submitted by Pegasus Wind LLC, as represented by NextEra Energy Resources, with the condition that a revised site plan showing proposed structures within the fenced area be submitted prior to construction.

Roll call vote, Shannon yes, Pike yes, Day yes, Leen yes, Gemkowski yes, Childs yes and Montei absent.

Allen Bean stated that the decommissioning will be resolved and ask about the ADLS system, lights on the turbines that only come on when an aircraft is in the area.

Chairman Childs opened the meeting to Public comment, hearing none, Day moved and Shannon supported to adjourn. Meeting adjourned at 9:00 p.m.

Respectfully submitted



Karen R. Goodchild

Acting in behalf of Brian Pike