

Frankenlust Township Planning Commission (PC)

September 19, 2018

Minutes

Present: Bob Markle, Jim Begick, Alice Eschenbacher, David Helmreich, Tony Johnson, Michael Haley

Excused: Terri Scheuerlein

Also Present: Rodney Nanney, Frankenlust Township Zoning Administrator

- 1. The meeting was called to order by Chairman Bob Markle at 7:03 PM.**
- 2. Minutes of the August 15, 2018 minutes were reviewed. Motion made by David Helmreich and seconded by Tony Johnson to accept the minutes as printed. Motion carried.**
- 3. Public comments: There were no public comments.**
- 4. Old Business:**
 - A. RV parking in residential subdivisions.**

Pursuant to the August 15, 2018 meeting discussion of possible amendments to the Township Ordinance Section 8.10, Single-family and Two-family Dwellings and Section 14.03, Residential Parking Standards, Mr. Nanney presented two (2) sample informational meeting announcement post card drafts for the Planning Commission to consider. After discussion it was the consensus of the PC that Option 2 (attached to these minutes) would be the most appropriate with minor adjustments. The printed post card announcements will be sent to the residents of the Brookside Subdivision with a public announcement of the same on the Frankenlust Township web site. Brookside was chosen for the mailings as it was determined to be the primary residential area of concern. The tentative public informational meeting date was set for October 17, 2018, at 7:00 PM to provide information and invite public comment regarding the ordinance(s) and potential amendments.

B. Wind Energy Conversion Systems and Turbines– Township Ordinance Section 16.7

Each member of the PC was provided a map of the existing MDOT Tri City Area Airport Zoning map . The map details the maximum allowable height of any structures within the established radii surrounding airports indicated on the map. It includes MBS International Airport, Jack Barstow (Midland), James Clements (Bay City), and H.W. Brown (Saginaw).

The Michigan Airport Zoning Act #23 (1950) allows for the establishment of such airport zoning. The Tri City Airport Zoning Commission is responsible for the airport zoning in our area. Additionally, Michigan’s Tall Structure Act (Appendix B) provides for additional airspace protection by establishing standards of height which must be met prior to permitting proposed structures.

A person or entity wishing to build any structure exceeding the heights as set forth on the airport zoning map must receive approval (e.g. variance) from the Tri-City Airport Zoning Commission, and, if rejected, may enter into an appeals process with the State.

In referring to the airport zoning map, all of Frankenlust Township is covered by the airport zoning map. The airport zoning map does not conflict with the Township’s master plan. Furthermore, the existing Township setback requirements (currently under review) would likely preclude the construction of commercial wind turbines.

The prevailing consensus of the PC, currently reviewing the ordinance, is that any request for commercial wind turbine construction and operation would be referred first to the Tri City Airport Zoning Commission. Language in the current ordinance would need to be changed to reflect this policy.

It was also determined that if a variance were allowed by the Tri City Airport Zoning Commission, a special use permit would still have to be sought through the Frankenlust Planning Commission and, as indicated previously, must comply with Township setback regulations.

Privately owned wind generating units, at heights below the Airport Commission standards, must still comply with the existing ordinance guidelines. At the time of this writing, the height limit is 100 feet and, again, must follow the guidelines in the ordinance. A special use permit would be needed for any height greater than 100 feet.

Discussion ensued regarding the types of wind generation units allowable in the specific township zoning districts and the rules pertaining to each of those districts including setback, noise, and access requirements. Definitions and/or reconsiderations for these topics will be discussed at the next PC meeting.

C. M-84 Corridor Planning

Mr. Nanny reported that a meeting will hopefully be arranged in October with the M-84/I-75 business owners and/or their representatives to discussed potential redesign and improvements of that portion of the corridor.

5. New Business

There was no new business brought to the PC's attention.

6. Reports

A. Zoning Administrator

The Zoning Administrator's report for August, 2018, was presented and is on file

B. Building Inspector – August, 2018, report is on file

7. There were no additional issues or concerns brought forth by the PC members.

8. The next Planning commission meeting is scheduled for October 17th, 2018

There being no further business, the meeting was adjourned at 8:20 PM.

Respectfully submitted by:

James P. Begick (Jim)

Secretary pro-tem



APPROVED
10/17/18
JPS