

**Courtland Township
Planning Commission
Tues., Sept. 15, 2009**

The regular meeting of the Courtland Township Planning Commission was called to order by Chairman, Matt McConnon.

Roll Call: Members present were McConnon, Davis, McAvoy and Wood. Absent was Moeggenberg. Also present was Township Atty. James Scales and recording secretary, Colleen Brown. Attendance of others is attached.

Approval of Agenda: Motion made by Davis, supported by McAvoy, to approve the agenda as presented. All yes, Motion carried.

Approval of Minutes: Motion made by Davis, supported by McAvoy, to approve the minutes as presented for the June 16, 2009 meeting. All yes, Motion carried.

Open Comments: None

**New Business: Presentation on Wind Energy Systems by Tim Johnson
PCP, Main Street Planning Company:**

Mr. Johnson was present to give a power point presentation. He has been a planner for 17 years with several adjoining townships over the years. He has provided several Wind Energy Systems Ordinances to those areas to be ready for this concept when it happens, so far though, there has been no requests to date for installation of an actual wind generator. The presentation was to basically review what goes into the ordinance and what should be the concerns of the commission. A copy of the power point presentation is attached for reference.

Members questioned if there was an issue with birds being killed by the wind generator, the comparison of the height of a cell tower compared to a wind generator and shadow flicker issues w/ neighbors. Mr. Johnson stated there are no more birds killed and that has simply not been proven to be true. He was not aware of what the height difference was on cell towers. If shadow flickering was an issue that could be created, the commission needs to be aware and address those concerns at that time. The main concern is for health, safety, welfare purposes of any placement of any wind generator systems. Different types of wind generators were shown. The wind generators need to be above the tree top level to be effective. If a resident chooses to sell energy to the power company, the commission is not to be concerned with that aspect, only health, safety, welfare matters.

Members discussed the benefits of the system compared to the cost and savings. At this point the savings is very minimal if at all, it is mostly a personal preference for going “green” rather than a savings of monies, but members did agree there is a need for the ordinance if the situation would arise that someone would be interested in the concept.

Motion was made by Wood, supported by McAvoy, to engage services with Tim Johnson PCP for the fee of up to \$500.00, to provide the commission with the drafting and assistance to putting together a portion of the zoning ordinance for the wind energy systems and to also include the MET policy there of. All members voting yes, motion carried.

Zoning Administrator Report: No new news – Next Commission meeting to be in January, 2010.

Township Board Report: No new business to report per Davis

Zoning Board of Appeals Report: Zoning Administrator Buckley noted the ZBA had approved a variance for setbacks to allow an attached garage at their August meeting for a home at 7115 Peninsula Dr. on little Myers Lake.

Meeting Adjourned @ 8:10 p.m. by a motion made by Wood, supported by McAvoy. Motion carried.

Respectfully submitted,

Colleen Brown, Recording Secretary