

VALLEY TOWNSHIP PLANNING COMMISSION MINUTES
March 23, 2010

Call to Order: Melodie Dobbins called the meeting to order at 7:02 PM on March 23, 2010.

Roll Call: Melodie Dobbins, Tony Garofalo, Harry Smith, Brandee Ellis and Rhonda Mallory were present. Paul Shamblin was excused absent.

***The Pledge of Allegiance was recited.**

Minutes: Brandee made the motion to approve the minutes from the February meeting. Mel seconded the motion. The motion carried unanimously.

Agenda: Rhonda made the motion to approve the March agenda and Brandee seconded the motion. The motion carried unanimously.

Old Business:

1. Camping Ordinance: Mel noted that the Township Board would like it to read “all camp fires must be watched at all times” and “more than two weeks” in the noted areas. All agreed with the changes and it passed unanimously with the changes. Once the Planning Commission has three Ordinances ready, we will hold a Public Hearing and this will be presented to the public.

New Business:

1. Annual Report: Rhonda will submit this updated report (with this meeting) before the Township meeting the 2nd Tuesday of April. Tony will present the report at that meeting as Mel will not be able to attend.
2. Wind Energy Ordinance: Tony submitted notes from the meeting he attended on this topic last Saturday. The main issues he felt pertinent to Valley Township are as follows:
 - a. Noise: Although 55 decibels has been recognized widely, it has been found to be way out of line. Anything over 30 decibels is questionable according to recent findings. It was recommended to use the ISO standards (2008); 35 decibels for daytime, 30 decibels for the evening, and 25 decibels for night levels.
 - b. Shadow Flicker: This can be extremely disturbing to surrounding property owners. Setback rules will need to be researched and strictly enforced.
 - c. Property Value: Huron County has noted a 40% drop in property values since WES were installed.
 - d. Fires: Engineers noted they do not happen often, but when they do, they happen 30 feet in the air and large pieces will fall creating a hazard.
 - e. Turbine Tower Collapses: Again, it may not happen often, but the size of these towers creates a considerable hazard.
 - f. Ice Throws: Ice builds up on non-moving turbines and can be thrown from the turbine up to 80 feet away and have been found to weigh over 60 pounds.
 - g. Blade Throws: Unmaintained blades can cause considerable damage due to their size, weight, and height within the turbine.
 - h. Setbacks: It was recommended that setbacks should be one mile minimally for residences.

The commission reviewed the draft ordinance that Mel submitted and made changes and discussed our follow up with this Ordinance. It is our hope that once the updated Draft Ordinance is submitted at the April meeting, it will meet our needs and we will be able to submit it to the Township quickly thereafter.

Open Discussion:

1. Mel noted that the April meeting is the meeting in which we need to vote on Commission positions for the next year.

Motion to Adjourn: Mel made the motion to adjourn. Rhonda seconded the motion. The motion carried unanimously and the meeting adjourned at 9:30 PM.

Respectfully Submitted,

Rhonda Mallory, Secretary