

## VALLEY TOWNSHIP PLANNING COMMISSION MEETING MINUTES OF TUESDAY, APRIL 26, 2010

**Call to Order:** Tony Garofalo called the meeting to order at 7:00 PM.

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

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

**Minutes:** Brandee Ellis made the motion to accept the minutes from the March 23, 2010 Planning Commission meeting. Harry Smith seconded. The motion passed.

**Approval of Draft Agenda:** Brandee Ellis made the motion to accept the draft agenda as presented. Tony Garofalo seconded. The motion passed.

### **Old Business**

**A. Wind Energy Ordinance:** Certain changes were made to the ordinance. They are as follows:

-Section 26.02 3. Added the word "any" to sentence one. It shall now read, "The person, firm, corporation, company, limited liability corporation or **any** other entity that applies..."

-Section 26.02 7. Added the word "all" to the sentence. It shall now read, "In a wind turbine, the nacelle refers to the structure that houses all of the generating, gearbox, drive train and **all** other components."

-Section 26.03 3. Added the phrase "ten (10) feet from roof of building/structure it is being attached to". It shall now read, "The blade arcs created by a WES mounted on an existing structure shall have a minimum clearance of **ten (10) feet from roof of building/structure it is being attached to**, or be designed so the blade or other moving parts do not present a safety hazard."

-Section 26.03 5. The phrase "to be obtained" was omitted from sentence one. It shall now read, "A permit shall be required from the Township of Valley to construct or install any WES."

-Section 26.04 1.n. This sentence shall now read, "Additional pertinent information as required by this Ordinance or as may be required by the Planning Commission."

-Section 26.04 1.o. This entire section was removed.

-Section 26.04 3.b. The wording was changed from seventy-five percent to one hundred percent. It shall now read, "The setback of the WES for any existing or proposed street right-of-way or other publicly traveled road or pedestrian way shall be not less than **one hundred percent (100%)** of the height of the WES."

-Section 26.04 6. The phrase, "to the township" was added. It shall now read, "The applicant shall provide **to the township** a written description of the maintenance program to be used to maintain the WES,..."

-Section 26.04 7. The phrase, "to the township" was added. It shall now read,

“The applicant shall provide **to the township** a written description of the anticipated life of the system...”

-Section 26.04 9. Sentence two was changed to read, “The dollar amount and type of policy shall be a condition of approval.”

Harry Smith made a motion to approve the Wind Energy Ordinance with the aforementioned corrections. Brandee Ellis seconded. The motion passed.

#### **New Business**

**A. Election of Officers:** Harry Smith nominated Melodie Dobbins as Chair. Tony Garofalo supported. Tony Garofalo nominated Harry Smith as Vice-Chair. Brandee Ellis supported. Harry Smith nominated Rhonda Mallory as Secretary. Brandee Ellis supported. A motion was made by Brandee Ellis to elect Melodie Dobbins as Chair, Harry Smith as Vice-Chair, and Rhonda Mallory as Secretary of the Planning Commission. Tony Garofalo seconded. The motion passed.

#### **Public Comment for Items Not on the Agenda**

There were none.

**Adjournment:** Brandee Ellis made a motion to adjourn. Harry Smith seconded. The motion passed and the meeting adjourned at 8:05 PM.

Respectfully Submitted,

Brandee Ellis, Acting Secretary