

Douglass Township
Planning Commission
Meeting Minutes
January 26, 2022

1. Call to order at 7:00 p.m.
2. Recite Pledge of Allegiance
3. Roll Call
 - a. Jack Jeppesen – Present
 - b. Rick Baldwin – Present
 - c. Todd Wells – Present
 - d. Patrick Althoff – Present
 - e. Paul Olson – Present
 - f. Tammy Sweeris – Present
 - g. Becky Sowles – Present
 - h. Also attending: Ron Redick and Paul LeBlanc
4. Approval of Agenda
 - a. Removed new business item #1, per Ron this is not a PC issue, it is a board issue
 - b. Motion to approve amended agenda by Tammy
 - c. Seconded by Pat
 - d. Voice vote: unanimous
 - e. Motion Carried
5. Reorganization
 - a. Chairman
 - i. Jack Jeppesen
 1. Nomination by Paul
 2. Seconded by Tammy
 - ii. Todd Wells
 1. Nomination by Rick
 2. No second
 - iii. Move to close nominations by Tammy, seconded by Becky
 - iv. Voice vote
 1. Jack Jeppesen
 - a. Aye: Tammy, Becky, Paul
 - b. Nay: Rick, Todd
 2. Todd Wells
 - a. Aye: Rick, Todd
 - b. Nay: Tammy, Becky, Paul
 - v. Approval of Jack Jeppesen
 - b. Vice Chair
 - i. Tammy Sweeris
 1. Nominated by Pat

2. Seconded by Becky
3. Motion to close nomination by Pat, seconded by Becky
4. Voice vote unanimous
5. Motion carried

c. Secretary

i. Becky Sowles

1. Nominated by Tammy
2. Seconded by Paul
3. Move to close nominations by Paul, seconded by Tammy
4. Voice vote unanimous
5. Motion carried

6. Public Comments

- a. Laura Engle-Douglass Twp
- b. Kathy Craig-Douglass Twp
- c. Linda Reynolds-Stanton
- d. Richelle Lentz-Montcalm Twp

7. Acceptance of minutes from the December 8, 2021 meeting

- a. Motion to approve minutes as written by Pat
- b. Seconded by Todd
- c. Motion carried

8. Old business

a. Wind Energy Ordinance

i. Paul Olson recused for discussion

ii. Map of potential locations satisfying wetland, lake and waterbody separation distances provided by Paul LeBlanc (attachment 1)

iii. Sec 3.c.2.a changed to add the Flat River

iv. Sec 3.c.2.b final decision to change to 1 mile

1. Motion by Rick to change to 1.5 miles, seconded by Todd
- a. Voice vote

i. Aye: Rick, Todd

ii. Nay: Becky, Tammy, Pat

iii. Motion defeated

2. Motion by Becky to change to 1 mile by Becky, seconded by Tammy

a. Voice vote

i. Aye: Todd, Tammy, Becky, Rick

ii. Nay: Pat

iii. Motion carried

v. Sec 3.g.7.a.1 final decision to change setbacks to 1500 ft

1. Motion by Becky, seconded by Tammy

a. Voice vote

i. Aye: Todd, Tammy, Becky

ii. Nay: Rick, Pat

iii. Motion carried

- vi. Sec 3.g.7.b final decision to change tip height to 500 ft
 - 1. Motion to change to 350 ft by Rick, seconded by Todd
 - a. Voice vote
 - i. Aye: Rick, Todd
 - ii. Nay: Becky, Tammy, Pat
 - iii. Motion defeated
 - 2. Motion to change to 500 ft by Becky, seconded by Tammy
 - a. Voice vote
 - i. Aye: Pat, Tammy, Becky
 - ii. Nay: Rick, Todd
 - iii. Motion carried
 - vii. Sec 3.j.1.ii unanimous vote to change to review every 3 years
 - viii. Sec 3.j.2.ii unanimous vote to change to review every 3 years
 - ix. Sec 3.n.1.table 1 section on non participating parcels, final decision to change to 7am to 10pm 45 dB and 10pm to 7am 40 dB
 - 1. Motion to leave as written by Todd, seconded by Rick
 - a. Aye: Todd, Rick
 - b. Nay: Tammy, Becky, Pat
 - c. Motion defeated
 - 2. Motion to change to 7am to 10pm 45 dB and 10pm to 7am 40 dB by Tammy, seconded by Becky
 - a. Aye: Tammy, Pat, Becky
 - b. Nay: Rick, Todd
 - c. Motion carried
 - x. Agreed to have final changes made and reviewed at next meeting

9. New Business

- a. Todd brought up old ordinance corrections needed, specifically regarding building height limits vs outbuilding height limits, use of tiny homes and “barndominium” type dwellings (specially made pole barns with living quarters). Will be held over to next regular meeting when master plan will be reviewed and cleaned up
- b. Potential violations Todd would like to have investigated, Dave to give complaint forms to Todd for Clifford Lake area residents to file regarding propane storage tanks being used commercially without permits
- c. Request by PC to look into adding documents such as complaint form to Township website for convenience, will be held over to next regular meeting.

10. Public Comments

- a. Robert Scott- Sidney Twp, gave 2 attachments for PC to review
- b. Linda Reynolds- Stanton
- c. Eric Tester-Douglass Twp
- d. Melissa Bannen-Douglass/Pine Twp
- e. Brandy Bunting-Douglass Twp
- f. Kevin Murphy-Winfield Twp
- g. Kellie Jeppesen-Douglass Twp
- h. Sarah Kelley-Douglass Twp

- i. Kathy Craig-Douglass Twp
 - j. Chris Hoover-Douglass Twp
 - k. Richelle Lentz-Montcalm Twp
 - l. Dave Kelsey-Douglass Twp Zoning
11. Next Public Meeting will be April 27, 2022 at 7 p.m. at Township Hall
12. Close meeting
- a. Motion to adjourn by Pat
 - b. Seconded by Tammy
 - c. Voice vote unanimous
 - d. Motion carried
 - e. Adjourned 10:23 p.m.

Respectfully submitted by Becky Sowles