

Douglass Township  
Planning Commission  
Minutes  
July 28, 2021

1. Call to order
2. Roll call
  - a. Jack Jeppesen - Present
  - b. Rick Baldwin - Present
  - c. Cindy Shick - Present
  - d. Patrick Althoff - Present
  - e. Todd Wells - Present
  - f. Kevin Rush - Present
  - g. Tim Snyder - Present
3. Pledge of Allegiance
4. Approval of Agenda
  - a. Motion to approve - Todd
  - b. Second - Rick
  - c. Voice Vote - unanimous yes
  - d. Motion carried
5. Public Hearing: Moratorium
  - a. Motion Ron Redick, Douglass Township Attorney, to step in to lead public hearings
    - i. By Todd
    - ii. Seconded Rick
    - iii. Voice Vote - unanimous yes
    - iv. Comments: by ron Redick
      1. One Public Hearing at a time
      2. Asked for a show of hands for public comment. Four hands raised. Will run comment sessions separately for each public hearing.
      3. Name and address before speaking, sign in after meeting, 3 min each, only one time per public hearing
      4. No personalized statements or attacks
      5. Not a question and answer session, may ask questions but do not expect immediate answer, questions will be handled by chair at the end
      6. Asked for any attorney representatives for individuals to cede time, none in attendance.
      7. Even though public hearing individuals can be removed, proper and polite behavior only, without interrupting an individual or making it so an individual cannot be heard.
      8. First Public Hearing - comment on moratorium only
      9. Second Public Hearing - comment on ordinance only
  - b. Open Public Hearing
    - i. Rick questions: Why 6 mos moratorium, not one year like we voted unanimously at our last meeting?
      1. Ron responded: the township board ultimately adopted the ordinance for 6 months. Township board asked for PC to consider,
    - ii. Anyone can speak
  - c. Public Comment
    - i. Albert Jonngeward - Apex Clean Energy - entirely a decision of the board, makes sense because of the charged issue, wind projects can be built in a responsible way.
    - ii. Sheila Crooks - Douglass - Thank you for the unanimous vote on one year at the last meeting, Mr Anderson said we don't need because the planning commission should be done, but no extra meetings, Terry said he would consider a moratorium. Mr Anderson needs to be man of his word and extend till Aug. 2022 or until a new

ordinance is passed, Mr Althoff can be given another chance to take to township board.

- iii. Kelley Jeppesen - Douglass - should extend moratorium in order to come to compromise instead of being so divided, come to agreement.
  - iv. Lynda Reynolds - Douglass - Moratorium does need to be extended, unanimous with planning commission at past meeting, new ordinance proposed, I asked for posting 2017 and new ordinance on township webpage and has not been done, just today saw a copy. Extend for a year will be great
  - v. Tom Koepfke - Douglass - Inadequate previous ordinances (2017 & 2020), need time to do good ordinance for township and county, agricultural community, tall structure legislation does not apply, need to get it right because they will be here 20-30 years, believes the moratorium should be for a year
  - vi. Brandy Bunting - Douglass - Need moratorium, these turbines don't change out easily like cell phone, moratorium will allow this to be considered and to make sure Township Board will not hurt township, 1 yr unanimous
  - vii. Julie Weipert - Douglass - thank you for the public hearings and taking into concern thought and recommendations, original 1-yr morat. Critical for 1 year, township vulnerable, new ordinance but unknown and if go further, more scrutiny, timeline is lengthy, if not 1-yr, we will be left vulnerable. Fair safe and sufficient ordinance, 1 -yr and with new ordinance it will end, controversial, 2017 officials have determined to be unsafe, due diligence needed, 1-yr to protect community
  - viii. Melissa Bannen- cDouglass - Consider passing the moratorium we thought was in place a couple of meetings ago, treacherous journey, need protection from 2017, which was deemed unsafe, moratorium put a hold on things freeze, 100% reconsider the 1-yr moratorium which township board saw as unnecessary and didn't even vote. Fabulous board thank you for time and effort, this is a big issue, not easily decided, looked at, taken apart, and if not come to agreement, otherwise vote, want August to next August moratorium
  - ix. Jennifer Ehle- Lakeview - Douglass township all of life, full support, know if not make voice heard it is not counted, full support
  - x. Eric tester, mcbride, extension on moratorium a year from aug to aug 2022
  - xi. Robert Scott - Sidney - Nevins Lake, but only ¾ miles south of Douglass, in favor of 1-yr moratorium, question: When negotiating places and maps, how far in the business model is Apex? For a power purchase agreement to buy the system and generator interconnection agreement, how long in process? Answers to those questions determine length of moratorium, need answered by Apex
  - xii. Sherrill Houser - Maple Valley - in favor because what we do here affects other townships
  - xiii. Ron Finegood - Douglass - moratorium prefer longer, what is legal explanation of only 6 mos?
  - xiv. Renee Smith - Evergreen - very close to Douglass, what we do is looked at by other townships, 6 mos or a year to get it right for the citizens, if put to vote it will be 10 to 1 against big wind, for safety of all townships including those townships surrounding
- d. Close Public Hearing
- e. Discussion-
- i. Tim - Is there legal reason for not having a year? Ron: Yes, 6 mos and 6 mos will be a year. Legal reason- supreme court, valid tool to study before acting, more than a year will be viewed with special skepticism, why stopping or planning, court upheld 3 yrs with justification shown. His recommendation, 6 mos, if not enough it can be extended in april, adopt longer. Keep it at one year,
  - ii. Kevin - extend for a year, public not given info on ordinances, not enough time, taking away from every citizen, injustice to citizens
  - iii. Todd- 19yrs, we meet every few months, need more time, listening to alot of comments, no time to talk about in detail, in a couple meetings.
  - iv. Rick - without special meetings that is two meetings to pull this out,

- v. Cindy - meeting quarterly, only two meetings at a time in the moratorium, one meeting work on ordinance, second meeting split between ordinance and next moratorium
- vi. Todd - why was last unanimous moratorium not taken up to board and presented properly?, where was miscommunication?, why not voted on and not even brought up?, confused why Pat did not represent us
- vii. Rick requests that Cindy present request and reasoning for moratorium to the township board
- viii. Cindy - Can we amend the proposed moratorium?
- ix. Ron - yes can amend, recommended one year from today's date, a year from this meeting,
- x. Rick - One year from this meeting, changed to one year from the day after the Township Board meeting next week.
- f. Motion to amend the moratorium for a year and a day from township board approval which is Aug 4, 2022 and to send this moratorium to the township board for approval.
  - i. Motion - Kevin
  - ii. 2nd - Todd Wells - (presented to the other board properly)
  - iii. Vote
    - 1. Jack Jeppesen - Present
    - 2. Rick Baldwin - Present
    - 3. Cindy Shick - Present
    - 4. Patrick Althoff - Present
    - 5. Todd Wells - Present
    - 6. Kevin Rush - Present
    - 7. Tim Snyder - Present
  - iv. Unanimous

6. Public Hearing: Wind Ordinance

- a. Open Public Hearing
- b. Public Comment

- i. Laura Engel - Douglass - farmed for 99 yrs, 3 generations have endeavored to be good neighbors, hunting, snowmobiling, parties, proposed ordinance, highlighted, similar to pierson, makes farmers out to be bad, Dr. Jeff \_\_\_\_\_ neurologist - no physical issues exist, other than some don't like and are annoyed, consultant. Do you think farmers would opt for a practice that hurts,
- ii. Albert Jonngeward - find common ground, handed out a packet to board, contains letters, only had ordinance for a few days, familiar 93% pierson township, people moving from township to township to keep wind out of country, areas with differences are areas not highlighted have gone above and beyond, don't want wind to coexist, already have ordinance 2017, and cannot say wind turbines not allowed, wind does not destroy communities, shut down coal energy
- iii. Nancy Johns - Pierson - disappointed with how pierson ruled, 35 dba, federal government has these in place, ordinance has what is lower than federal government, fridge rain on foliage higher than turbines, conversation at 60, gas lawn mower 70, rock and roll band, 110 2.5 times wind turbine, called 911 for husband seizure, funding help improve those services to have ambulance show up in ten minutes not 20 minutes, money to school is phenomenal, breckinridge \$4 million dollars extra, get proper information before you decide.
- iv. Vinny Trierweiler - Douglass - we want safe setbacks and safe turbines, the numbers are the important part, the unhighlighted numbers are what matters, the highlighted wording is what is used by most of the townships
- v. Sheila Crooks - Douglass - in support, extensive research putting the ordinance together, gold standard hallelujah, noise incompatible with rural, models with long term average noise levels versus what actually happened, robin rand, muffling on other noises, turbines only have distance, what if noise modelling is wrong and Apex is sold what happens when noise go up, we have compromised, concern noise and vibration, waier options for neighboring properties.

- vi. Tom Koeptke -Douglass - numbers do matter, tax windfall, morning sun newspaper ruled against tax levels, being challenged because having to give back millions of dollars when re-evaluated and devalued, 2017 as compared, citizen number amount of money put in escrow to repair damage while building with amount reviewed regularly, should be in whatever ordinance we have moving forward
- vii. Sherrill Houser- Maple Valley - agree with Tom, Litigation in press release, DTE went after the townships and counties, they won the depreciation scale, devaluing so quickly the money is lost, find the news and read to be familiar with what is happening.
- viii. Vicki Brunges - Maple Valley - I would go crazy if a lawn mower was running in my yard for 24 hours a day, 7 days a week, and we can't turn the turbine off, having to give back tax money - due to change in tax code and that code can change again in 7 years, decommissioning- renters pay a deposits, when move out, leave the place the same, leave the land the way you found it, same for decommissioning,
- ix. Eric ?Somme or Stone? - Own Property in Douglass - support was a supervisor in another township in Michigan - we look for gold standard ordinance, use it to fit our township, so I don't see a problem with that, question: has anyone asked if there is a reason it cannot be put on the ballot?, the oath he took was to run the township in the manner the majority of the residents want it done, take out of planning commission's and township board's hands give choice of this or that, not yes or no, for most people if ask whether to reduce the ordinance to be impractical for large wind and increase property taxes versus keep ordinance as it is today and keep taxes where they are today, most will vote for increasing own property taxes.
- x. Ron Redick - Township Attorney - not valid for township to hold election for preference, not initiative process only referendum to put to vote, cannot be done,
- xi. David Ellis - Montcalm - what done here affects entire county, waste of time with applause during comments, suggest table until legal advice, or write no wind system in this township, this is what this ordinance says, many items he objects to in proposed ordinance how many escrow accounts to be set up, escrow per tower, sum it up and see if it makes sense, not just based on applause applause
- xii. Jeremy Kwakel - Cato - mentioned gold standard, common sense to start safer stricter ordinance, let others referendum it and bring it to a vote.
- xiii. Kim Croy - Douglass - thank you all, can't imagine what you have been through, trying to make the right decision, thank you for the moratorium, last month at a meeting lots of questions and the answers given were, "I don't know," need a year to look into it.
- xiv. Keith Phelps - Douglass - new subject, electromagnetic field, no microwave or radiation from wind turbines, 5-G is a danger zone for cell tower, need more concern for EMF, infrasound everything makes infrasound, fans, earthquakes, vehicles, human body, wind turbine 1-2 herz, body makes more, p 17 items 3 and 4 he asks all people dial down body infrasound to these levels, research says wind turbines safe except self-induced stress domestic and foreign reports, since vehicle biggest production of infrasound, stop riding in vehicle, no one on PC can detail the ordinance in mathematical and science detail, request pass the stupid cut and paste document to show all residents how ignorant PC are to pass an illegal ordinance.
- xv. Lynda Reynolds - Douglass - talking about township, been to 7 meetings of different townships, because I want info, Jack and Kelly living with addressed health, home value, and animals learning at everyone of them, first ever zoom asked can we get 911 with towers?, can aeromed get in here with turbines?, can we get through on the phones?, other communities have struggled, everybody needs to do the research
- xvi. Roxanne Niner - Sidney - Derby Lake, very close to Douglass Township, we have heard ourselves from Isabella and Gratiot counties personal reports from their residents, not 10 year old information, current people living with wind turbines, personal testimony from residents, this affects the entire county, if one township passes weak ordinance it affects entire county because all have to live with it.
- xvii. Steven Olsen - Maple Valley - This is restrictive, Sidney Township restrictive, Montcalm County Planning Commission said Sidney's had multiple points, money for

- school, Carson City - Crystal pursuing zero mil bond because of money coming from turbines.
- xviii. Kelley Jeppesen - Douglass - some things from other counties, need to mention that some of those other countries are not Apex projects with the complaints, Apex and Federal Government are doing due diligence with bats, birds, wildlife, where sun is at different times of the years, need to realize what is going on behind the scenes, it takes time for Apex to research, gold standards are not made in one day, a lot of research going on behind the scenes, there are many different companies using wind, solar, water energy, listed large companies (Google, Starbucks,...), not buying just gas, coal or nuclear, every type of energy is being used by everyone, list online 70 companies using green renewable energy, U.S. EPA has a list online of 70 companies using green renewable energy sources.
- xix. Lisa Black - Winfield- Respect feelings and emotions for land, to protect and work hard, don't understand need to stop a landowner or farmer what to do with their land, farmer is portrayed as terrible for wanting a wind turbine, farmers work 7 days a week, not many have courage to be farmer, need farmers to eat, dedication to animals and crops, be a good steward of land, with correct setback, numbers, this is a land use right nothing more, some imply not successful farmer if need a turbine, success is not big house big boats and free time, she has no time for free time, others playing while farmers are working all the time, pride and accomplishment, signed lease for good of community and planet
- xx. Laurie Pullen-Johnson - Pine - recently moved back to fourth generation farm, since anti-wind going around county a lot of people avoid speaking up because it hasn't been very pretty, come to decent happy median for farmers to put up turbines with proper setbacks, ordinance is overkill and above my science knowledge, ordinance is stating don't want wind, research and adjust ordinance, how will michigan power to meet goal of 50% reduction in greenhouse gases, she must be only environmentalist here, let's do this for the planet, plenty who are supporting this, find the information
- xxi. Paul Eickenroth - Maple Valley - daughter is epileptic, at pierson nurses said flicker causes seizures, but foundation has proved otherwise, their dr. said not an issue will not cause seizures, president of helping hands of Howard City.
- xxii. Micky Brudges (?) - Maple Valley, question about p.15 pt 23, training for fire dept., Already covered with taxes for fire training, what does that allude to?, if training why need fire suppression?, p.16 item 26, \$15000 for complaints, into account for complaints what will money be used and if no complaints, will the board vote to take a trip to Cancun with the money?
- xxiii. Kim Bell - Douglass - one question - green energy renewable - Many, many times go to Gratiot County and see all the turbines, but only a handful running, why build so many and not running? if this is best, don't we want to get the most, 50 of them and 5 running?
- xxiv. Julie Weipert - Douglass - thanks for listening and considering, citizen more adequate, excellent improvements, protections, in the end if final ordinance is safe it is fine that it is shared, further consideration: height, litigation, road damage to specifically identify douglas township roads, correct legal verbiage, because of scope of ordinance, detailed evaluation of ordinance, thank you for moratorium for thoughtful and deliberate manner
- xxv. Ken Bunting - Douglass - Answer to why fire suppression is needed? It is like a fire alarm in a house is the first defense. Why training? No windmills so there has been no training for fire departments to know how to handle or stop a fire? Why not spinning? Shadow flicker, big issue have to stop, new ordinance is responsible, details cover roads, Money set aside is for payment of board to handle complaints and keep from Apex handling complaints itself, for the board to protect citizens, a copy and an improvement,
- xxvi. Brandy Bunting - Douglass - sound is important, freezers and refrigerator, sure she believes, because apex told her, in general we are being told, video of turbine in

- gratitot, (hard to hear) compares turbine to freezer, point is I am raising a fifth generation on farm with neighbors 3 generations, health safety welfare, don't want to hear, setbacks should be as far back as fire requirement
- xxvii. Janice Crouse - Douglass - health is different for everybody, daughter-in-law seizures with fireworks, concerts, and flashing lights on highway cannot do any of those
- xxviii. Melissa Bannen - Douglass - I have lived in my home a long time - family, farm, animals, wildlife, all for green energy, decommissioning does not take out the base, cannot farm, you don't know that these will leave behind, you can turn various loud items off, cannot turn off turbines, did you go to neighbors and ask about putting these up, why not individually put in smaller turbine and solar, calling for help, it might be better, don't be so naive,
- xxix. Harvey Shick - Douglass - look at bylaws, nowhere does it say to write an ordinance with one vendor, do your research, dereliction of duty to use profit making company for input on ordinance, use lawyers who are experts, not a vendor
- xxx. Renee Smith - Evergreen - who cares if ordinance resembles another, pierson what is good for residents, work harder not smarter, use what is there and make better, Apex due diligence and come back in a few years when they can recycle, 6 ft fridge no the same as 670' turbine are not the same, doesn't matter which company, industrial turbines, addresses of people to go listen to horrible noises, going to meeting not in township, but close, a 700' monstrosity is going to affect everyone, why opposed to a ordinance that protects all of us,
- xxxi. Robert Scott - Sidney - real estate development lawyer, familiar with zoning ordinance, used to work to get projects approved, exclusionary zoning, Albert not like, but it is perfect, not exclusionary to the point of being illegal. 1st show totally excluded, this ordinance does not do this, 2nd no demonstrated need for electricity in this county, argue to replace coal with wind turbines, that is not happening, gas power plants are replacing coal, 50 year from now wind might replace coal, turbines in pine is not going to provide electricity to this township, consumers may only sell to google and other , also can determine that this township is unique an not a proper place
- xxxii. Sherrill Houser - Maple Valley - buying car/house buy with eyes, property values are going to pumment, no one is going to want to look at them, people with existing health issues will be forced to leave, she does extrasensory hearing that cannot change, some won't know they have health issues until a year from now, not using ten year old knowledge, researching now unhealthy detrimental to our health, water supply and wildlife, career protecting county and people, do the same civil duty to protect residents, some townships have lease signers crooked on boards, we owe nothing to Apex, subsidies run out, not make money from these things,
- xxxiii. Ron Finegood - Douglass - land use right - P-fos dump and now near water example wolverine impact all, tower and lease impacts the rest of us, not unfettered right, these leases are not a lease it is an easement, do you realize that you promise to Apex or owner and agree to indemnify and hold them harmless when they come back at you, strict versus liberal ordinance - attorney please write white paper about more restrictive vs. less restrictive, money - big article with tax tribunal increasing depreciation schedule, not a financial panacea, money will have to be paid back.
- xxxiv. LJ Smith - Sidney - Sidney ordinance is good - industrial project - are we putting it on industrial property, no, we are placing it on agriculture property, things we don't see, underground wire, electronegativity impacts animals and horses, take away from farming with road losing property, so many things we don't see the cement what can follow down and get in aquifer, we are 100% green energy, cannot see, I am the worst enemy to Apex, pay no money to anyone, we do not big monstrosities polluting our land
- xxxv. Wife of LJ Smith - I cannot stand spinning ceiling fan, I can look away, but if near my land, very sick, I am an example it is true, think about how later down line what dr said wasn't ok, dive out there before sign a lease, this did not happen to me when I was young, as you get older your health can change, noise - comparing momentarily to continual is not worth comparing, biggest suggestion = go visit, find real research,

google will give both side, go to the locations and see, don't just google. Thank you very much, I appreciate your time and efforts.

- xxxvi. Jenneifer Ehle - extremely concerned with irresponsible, currently no say if neighbor signs, we have a responsible ordinance, if apex doesn't want to work with, then maybe not here, understand property rights pride in property, turbine impedes on neighbors, always lived here, pride in where food come from, knowing neighbors, supporting each other, please take into consider everyone and future generations, ordinance being presented to be something responsible,
- xxxvii. John Millenburg, Sidney township, daughter and brother in Douglass, 1st thank you for persevering and undertaking this vital task for health safety of society, Not sure why entertaining WECS in this beautiful county, so did some research into why Montcalm County? The energy bus ride driven by governors, 2006, 2008, Act 295 add percentage of renewables, 1st turbines thumb, more near there, then isabella and gratiot, not agricultural, not rural, bus 2019 Gov. Whitmer EGLE map, Montcalm County should not be on that road map, (Stopped before he finished reading).
- xxxviii. David Bean - Pine (1/4 mile from douglass) - Whoever drew up ordinance it is a very good job, suffer and cannot be around, move them here, my place will sell, I've heard it enough: disruption and bickering neighbors. He is a business owner and got a letter last week - negativity because I put "too big too loud" did not have no wind, The letter had no signature and no return address, Now he will advertise even more, I'm in it for my neighbors, for my health, put it in place for Pine township to follow, Talked with a lawyer that works for pro-wind, when sued to stop WECS, has never won a case
- xxxix. Sara Kelley -(Finish reading John Millenburg's statement see point xxxvii) - EGLE climate and energy map, Montcalm County is not on agricultural/rural as it should be, labelled same as Saginaw County, energy bus needs to go back to Lansing for better drivers and better direction and pull Montcalm County out from under it.

c. Discussion -

- i. Rick - take the height sound setback, this new one offers protections for township
- ii. Cindy - presentation - see handouts
- iii. Rick - Consider page 1 fundamentals in our zoning ordinance - quoted the first page, "to regulate minimum open spaces," this ordinance is not ready to be sent on, more to work on, the 2017 is incomplete and irresponsible, so we cannot go back to 2017,
- iv. Todd- 1000 of acres owned by cousin in county on Montcalm County border, he did not sign, could have made thousands for his family, wishes he would of for the money, but he didn't, feels great! Yes, lots of money, but the windmill entities are taking control of their (leased landowners) land and making a mess: mess up tile, farmer asks for repair, and they say get to it when they can, the inconvenience to the farmers is terrible, he is unbiased wants money but would not have them take over his property, and over there only 300', he doesn't have any idea what the impact of taller will be, here is all new and no research on the taller turbines.
- v. Out of township letter will be on file in the township for any one to read

d. Motion - to table ordinance until next meeting - Tim

- i. Rick 2nd
- ii. Vote
  - 1. Jack Jeppesen - Present
  - 2. Rick Baldwin - Present
  - 3. Cindy Shick - Present
  - 4. Patrick Althoff - Present
  - 5. Todd Wells - Present
  - 6. Kevin Rush - Present
  - 7. Tim Snyder - Present
- iii. Motion carried - unanimous

e. Close Public Hearing

7. Open Regular Quarterly Meeting

a. Approval of Minutes

- i. Motion to approve with correction - Todd
- ii. Second - Kevin
- iii. Voice Vote - unanimous yes
- iv. Motion carried

b. Public Comment

- i. Rodney Nutt - Montcalm - read through the proposed zoning, my background is technical audio - wind companies propose industry standards based on averaging, read dbc measures paks the tall ones irritating, dbl liner all frequencies, when going thru that consider sound, industry issue using averages, graph for week in march 22 mph nw wind, peaks 70db not a refrigerator, human infrasound body not measurable, when average this meets, sound pressure sound is not linear, it has gust, blade creates pulse, you can't sleep, averages dont work and wont work for you residents,
- ii. Julie Weiper - Douglass - Thank the planning commission for the work, the way the public hearings went, obvious you are listening and all the work going to put into this in the future, the citizen ordinance does not need to be scrapped entirely, need more time and due diligence, not something that needs to be reworked in its entirety
- iii. Ken Bunting - Douglass - To answer Nancy - agreements with one company and when switched over to dte she had to start over from the beginning, add language that agreements with first company carrying over to a second company
- iv. Albert Jonngeward - Apex Rep - Welke property not our project, complaints DTE, some work being done on the turbine blades, responsible wind energy system, Apex go above and beyond everything written in the Gratiot county. One situation in Gratiot county, Apex, is trying to understand what is going on there. The meetings we ran, we did a good job, the permit fees, that's not the issue, 100% supportive for significant application fees, the nuts and bolts made it exclusionary, can work with it to come up with agreement, WHO sound is an average, and too a residence, want to find common ground
- v. Del Christensen - where do setback formulas come from?
- vi. Ken Purchase - Welke farm is not the only case. Gratiot brother-in-law and sister-in-law about 1500' from a turbine, Is it happening all of the time? No, it depends on the wind. I can feel the vibration in my chest and hear it very plainly, the turbine is a lot louder than the freezer or fridge. If in my home, sleepless, does cost shadow flicker that crosses onto their property, to say we want an average sound or shadow flicker, when it crosses my property line it impedes on my property I have a right to say no, I understand the need of farmers, I grew up on a farm and how hard to make money, but when it impedes on neighbor, that is where it should stop.
- vii. Dick Caraness - Montcalm (?) - Concerned with the property line, what about trees shading my farm? Sucking moisture from my field, and costs money in crops, what about a person in a house on a lake, tree planted that impedes view? Hard things to consider, tough job, need to look out and down the road 5 yrs, 10 yrs, the restrictive bit see saturday greenville news eureka twnp restrictive, both said be careful, already been there and got burned, ex gravel pit, MI is short on gravel bits, what if short on energy, what will the state do? If agree on something before state steps inton control
- viii. Kelley Jeppesen - Douglass - energy doesn't stay here, it will go somewhere else, that's fine, what we don't use, let them pay more to buy energy off the grid, our energy is coming from up north, one on the grid you don't know where it comes from, companies buying surplus, companies are will to buy to keep big cities from brownouts is fine, for more money for us
- ix. Robert Scott - Douglass - 2020 ordinance that was in place was wind friendly, and the residents pursued referendum, now recommend restrictive ordinance like this one is, those who don't like it, let them referendum and put it on ballot for a vote. Albert, the Welkes are not suffering from Apex, but from turbines that are 1600 feet from Welkes. The map Apex has produced in other townships plans to put turbines closer than the Welkes, Questions - Where is Apex with purchase agreement and generator

connection agreement? Those need to be answered for the planning commission and Township board for moratorium.

- x. Brandy Bunting - Douglass - Welkes are not only one, but if only one family in Douglass Township has to sell their house would you do that?, I talked to people in Gratiot where shadow flicker is terrible, not exclusionary zoning just because Apex cannot come in, there are 80' vertical turbines are being developed, Ordinance limits animals and not allow disturbing neighbors, Limits Buildings, Gravel pits have limits; ordinance limits size and height of billboard on M-66, towers are limited, that is what zoning is all about, thank you for a very wonderful meeting you all listened to us and are working on ordinance to keep nonparticipating properties safe
  - xi. Christy Williams - Douglass - Rich Grover would have died without med life to rescue him. What about medlife flying with windmills? Crop dusters, can they still operate?, As a person who suffers from vertigo and working in Gratiot County, no windmills before my work, yet when driving to Bay City cannot because of turbines, If placed here, She and her husband would have to sell their house and move.
  - xii. Kay Scott - Sidney - lists of opposition groups all over the world, Germany is a mess, She has spoken online with people from Australia, there are people all over the world with same issues with noise and infrasound, like a carbon copy, people don't just go from one to another making this up, these groups are being added, these people can talk to each other, recently in UP formed instantly because they do their homework, Here in Sidney Township, her neighbors had talked about moving before but then the neighbor was a wreck because of how quickly they sold to avoid impact of possible turbines to property and themselves. The neighbor has light induced epilepsy, can't shop in Meijer, she knew she could not stay and hurried up the move to get out of here after living here 36 yrs and raising her family here.
- c. Old Business
    - i. none
  - d. New Business
    - i. Next meeting last wed in October 27th, 2021, 7 pm here wind ordinance main topic
8. Adjourn Regular Quarterly Meeting
- a. Motion to adjourn
    - i. By Todd
    - ii. Second by Kevin
    - iii. Voice Vote - Unanimous
    - iv. Motion Carried

# Protecting Douglass Township Tax Dollars

Topic	2017 Ordinance	Citizens' Ordinance
<p><b>Permit Costs</b></p>	<p>Simple permit</p>	<p>The monetary amount filed with Township Escrow Policy to <b>cover all costs</b> associated with special use <b>zoning review</b> and approval; such as: fees for Township Attorney, Township Planner, and Township Engineer, reports related to zoning review. <b>Minimum of \$15,000</b> in an escrow amount shall include regularly established fees. Township may require that the <b>Applicant place additional monies should the existing amount prove insufficient</b>. If needs replenishing and the Applicant refuses, the zoning review shall cease. The Township shall hire qualified professionals for each and any of the technical fields associated with the Special Use Permit, such as, but not limited to, electrical, acoustics, environment, economics, wildlife, health, and land- use.</p>
<p><b>Environmental Assessment</b></p>	<p><b>Minimize visual and noise impact</b></p>	<p>Applicant funds an <b>environmental assessment</b> including, but not limited to, <b>impact on endangered species, eagles, birds, and/or other wildlife within 3 miles outside of the Township boundaries</b>.</p> <p><b>Pre-construction ground water testing</b> on all wells within setback distance of turbine location and all adjacent properties.</p> <p><b>Pre-construction soil testing</b> on soil located within setback distance of a turbine and all adjacent properties determined by a third party geologist acceptable to the township.</p> <p><b>Background (ambient) sound study</b> indicating Leq 1 second, L10, and L90 using A- and C-weighting collected at midpoints of property lines of adjoining Non-Participating and Participating, with recent ANSI S12.18 &amp; ANSI S12.9, observer present, an ANSI or IEC Type 1 Precision Integrating Sound Level Meter, minimum of a 4-day period, with one Sunday, divide data by daytime and nighttime. and include topography, temperature, weather, sources of ambient sound, and prevailing wind direction.</p>

<b>Attorney Fees and Court Costs</b>	-----	<b>Escrow account for all expenses of approval process,, minimum of \$15,000.</b> Township may require additional monies within fourteen (14) days or approval process shall cease. The Applicant is responsible for <b>all attorney fees</b> and <b>other costs</b> incurred by the Township in the event it is not voluntarily removed.
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<b>Economic Impact</b>	-----	<b>Economic Impact:</b> Financial impact regarding jobs, tax revenue, and leases; and <b>a separate economic impact study of all property values including nonparticipating property values.</b>
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<b>Insurance</b>	<b>Insurance policy to cover installation and operation;</b> amount is condition of approval.	<b>Site Insurance, Removal Insurance, Liability Insurance to protect the Township and property owner.</b>
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<b>Un-redacted Copy of Manufacturer's Safety Manual</b>	-----	<b>Un-redacted copy of the manufacturer's safety manual</b> for each model kept at the Township Hall and other locations deemed necessary; to include details for an industrial site such as materials, chemicals, fire, access, safe distances during WECS failure, processes in emergencies, <u>etc.</u>
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<b>Repair of Road Damage</b>	-----	<b>Road Damage: escrow account \$2,500,000</b> cash for cost of road repairs, <b>review every five (5) years and increased at two times the rate of inflation.</b> All repairs must be <b>complete within 90 days</b> of project or maintenance completion, but <b>shall not exceed 365 days</b> from project or maintenance commencement.
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<p><b>Cost to Decommission</b></p>	<p>Description of the life of the system, cost of decommissioning; method ensuring funds for decommissioning &amp; restoration of the site; <b>procedures and schedules</b> if the WES becomes obsolete or abandoned</p>	<p><b>Removal Insurance (decommissioning):</b> shall be the average independent quotes, plus 10% and <b>no less than \$1,000,000 per individual WECS</b> removal. Quotes shall not include salvage values. Security guarantee <b>updated every 5 years at the rate of 1.5 times CPI</b></p> <p>Applicant responsible for <b>all attorney fees and other costs</b> if not voluntarily removed. In the event of default on any decommissioning requirements, the Participating Landowner shall be <b>responsible and liable for the removal of each WECS.</b></p>
<p><b>Complaint Resolution</b></p>	<p>-----</p>	<p><b>Complaint Resolution: “Complaint” form, Receiving and Forwarding of Complaints</b> (A third party funded for \$20,000), <b>Investigation of Complaints, Hearing of Complaints, Decision of Complaints</b> with corrective actions Applicant will <b>fund an escrow account for investigation of complaints for, but not limited to, shadow flicker, stray voltage, noise, and signal interference to the amount of \$15,000</b> and be replenished.</p>
<p><b>Shadow Flicker</b></p>	<p>The township <b>may request an analysis of potential shadow flicker.</b> The analysis shall <b>identify locations</b> that may occur, and <b>describe measures such as screening</b> to be taken to <b>eliminate or minimize</b> shadow flicker.</p>	<p><b>Strobe Effect: zero minutes</b> of shadow flicker on properties without a signed release from affected Participating and Non-Participating Landowners, recorded with Montcalm County Register of Deeds, WECS shall <b>also use a shadow flicker mitigation system</b></p>

<p><b>Ice, Fire, Voltage</b></p>	<p>-----</p>	<p><b>Design characteristics</b> with ability to withstand winds, ice and other naturally occurring hazards; information regarding health, welfare and safety for noise, vibration, shadow flicker, and blade ice deposits; potential for structural failure; <b>ice detection system</b> on each turbine to shutdown; <b>Fire Suppression</b> operable at all times; <b>Prohibit stray voltage, surge voltage, and power</b> from entering ground, and shall correct any voltage concerns.</p>
<p><b>Post-Construction and Compliance Testing</b></p>	<p>-----</p>	<p><b>Post-Construction:</b> Avian &amp; wildlife study 1-year and 5-years post-construction, complete set as-built drawings, validation &amp; compliance testing, SCADA data, Noise measurements are the financial responsibility of the WECS owner. <b>All requirements must be met in their entirety:</b> laws, ordinances, &amp; rules of the federal, state, county, &amp; township governments, even subsequent development or change. <b>Non-compliance</b> shall result in fines (minimum \$500/day), permit denial, &amp; decommissioning. <b>Nuisance compliance</b> complaints shall be resolved; WECS may be shut down during resolution. <b>Non-nuisance compliance:</b> respond within 30 days with resolution plan, up to 180 days to resolve. Violations constitute a <b>municipal civil infraction</b>. Each day any violation continues constitutes a <b>separate offense</b>. The Township may bring an action for an injunction to restrain, prevent or abate any violation of this Article. Upon <b>change of ownership</b>, Township shall receive from the new owner notification and updated documents within 30 days.</p>
<p><b>Communication Interference</b></p>	<p><b>Electromagnetic Interference - WES not to cause radio and television interference.</b></p>	<p>Each WECS and Testing Facilities <b>shall not cause radio and television or other communication interference. Resolved to residents' satisfaction within 90 days.</b></p>

# Protecting Douglass Township Tax Dollars

**End Result:**

The 2017 Ordinance shows gross negligence on the part of the Planning Commission and Township Board. To allow the Zoning Ordinance to revert to 2017 is a dereliction of duty and oath of office by both boards.

The Citizens' Ordinance protects the Township Board and Planning Commission as well as the residents.

**6 out of 13 weak**

**7 out of 13 nonexistent**

**All 13 out of 13 strong and complete.**