

Douglash Township
Planning Commission
Special Work Meeting
Minutes
May 17, 2021

- 1) Call to order (Special Meeting – Wind Turbine Meeting)
- 2) Roll call – all in attendance
 - a) Jack Jeppesen - present
 - b) Rick Baldwin - present
 - c) Cindy Shick - present
 - d) Pat Altoff - present
 - e) Kevin Rush - present
 - f) Tim Snyder- absent (excused - family medical)
 - g) Todd Wells - present
- 3) Pledge of Allegiance
- 4) Approval of Agenda
 - a) Motion to approve – Todd Wells
 - b) Second – Rick Baldwin
 - c) Voice vote – unanimous yes
 - d) Motion carried
- 5) Approval of Minutes
 - a) Motion to approve – Rick Baldwin
 - b) Second – Kevin Rush
 - c) Voice vote – unanimous yes
 - d) Motion carried
- 6) Old Business
 - a) Consider of Wind Energy System Amendment
 - i) Motion to set a public hearing for “Citizen Ordinance” as written
 - (1) By Rick Baldwin
 - (2) Second - Cindy Shick
 - (3) Discussion:
 - (a) 2017 is all that is in place
 - (b) Running out of time for end of moratorium
 - (c) Limited to regular meetings
 - (4) Roll call vote
 - (a) Rick Baldwin - yes
 - (b) Pat Altoff - no
 - (c) Jack Jeppesen - no
 - (d) Kevin Rush - yes
 - (e) Cindy Shick - yes
 - (f) Todd Wells – yes
 - (g) Tim Snyder- absent
 - ii) Date set for July 28th 7:00pm

- b) Question on procedure for moratorium from last meeting
 - i) Township Board did not entertain
 - ii) Motion but not followed by public hearing
- 7) New Business
 - a) No new business
- 8) Next Meeting
 - a) Public Hearing, July 28th, 2021 at 7:00 p.m.
 - b) Regular Meeting, July 28th, 2021 following Public Hearing
- 9) Public Comment
 - a) Directions from Jack: Douglass Township residents first
 - b) Douglass Township Residents
 - i) Tamela Sweeris, 3398 N. Musson Rd., distributed handout with information concerning current Zoning Ordinance, mentioned that Nov. 4, 2020 ordinance was more restrictive than 2017, mentioned her work in this area, Federal, in California, list of studies, Use of agricultural land, need to mail notices to neighbors, see details.
 - ii) Shiela Crooks, 3498 Holland Rd., thanked PC for voting to move citizen ordinance on to public hearing, disappointed that Pat did not bring forward the moratorium to the township board in the way he should have
 - iii) Kelley Jeppesen, 5648 _____, no one talked to anyone with property in the zone, not fair, if talk to everyone against it, then also talk to others that want the other options, nothing signed, no conflict of interest, others afraid to speak out if have leases for land torn up
 - iv) Melissa Bannen, 437 Kendaville Rd., What a pleasant meeting, no degrading, just respect, last meeting many pro were here that took up time so had the opportunity, stressed safety, tearing this community apart, she doesn't want turbines because this is a beautiful farm community, not want to leave cement and turbine to next generation, once we lose this beautiful environment, not want to ruin for lifetime, wants healthy environment for her cattle, her grandchildren, her fish, etc.
 - v) Kathy Shick, 607 W. Briggs Rd., many who have signed have been her friends and don't want to lose them, understands farms and making additional money, but no right to trespass on property of other's, recent increase in interest is due to impact on everyone, pretty hard to hide 600' tall, tired of hearing same comments over and over, than listen to constituents not your wallet, need ordinance to protect farmers and residents, not extend moratorium is cutting nose off despite face, need to understand real costs and real impacts in spite of Apex false reassurance, Planning Commission responsible for protecting everyone for wild animals, milk production, turbines running below to hold off payments, Apex reps have one job to make money, Planning Commission and Township Board have one job to protect the people, community has one job as friends.
 - vi) Larry Engel, 5596 W. Dickerson, also own property in Sidney Township, family bought land 99 years ago, used to see 80% of Dickerson Lake until people moved in and blanketed Dickerson and Clifford Lake. He signed up with Apex and received first payment already, watched lake property change with larger dwellings, boats and pontoons over 40 decibels, every year people ask to buy an acre for storage for all

their toys, now cannot see lake, that is how it has changed in his lifetime, if people around the lake have their way, he will be regulated out, if he sells 1 acre that is the end of the farm

- vii) Brandy Bunting, W. Briggs Rd., Ordinance in 2017 was not acceptable so new in Nov and now accepted for pro-wind only because it might work, need to pay attention to citizens of township and the health safety and welfare of the citizens and neighbors, It is disgusting to hear “we have an <2017> ordinance” that was not good in Nov. 2020, Let other referendum and vote if don’t like restrictions, WHO says certain levels are safe, why concerned with any other level, health, safety and welfare, we have ordinance regulate sawmill, but never able to shut off turbine, Can and do shut off pontoons, Health safety and welfare,
 - viii) Laura Engel, 5596 W. Dickerson, reference to WHO, we make a mistake by putting too many eggs in one basket, they really have disgraced themselves with covid, stopping the traffic on the lakes, they are noisy, breathe a sigh of relief after holidays, moving out here to have the peace and quiet, but what moved away from is now here.
 - ix) Julie Weipert, 2302 Musson Rd., echo Brandy, 2017 ordinance was determined insufficient, unreasonable to accept as regulation, appreciate moving forward with the citizen ordinance. We are not against wind, we are for protect nonparticipating landowners, should not have to be subject to these wind turbines, if have the space and land without affecting their neighbors, trying to protect nonparticipating parcels and owners, thank you very much for the motion and voting to move forward.
 - x) Eric Tester, 3057 McBride Rd., For the biggest thing to ever happen to Douglass this rushing through is concerning, too big of an issue to push through, one thing should be to put out a questionnaire to find out what all the residents feel, haven’t put out anything as a township to the people, if it is a good idea, it will be a good idea in two years, don’t jump into it and regret it. It seems nonparticipating will have property value loss of 20-30%, will those landowners be compensated for decrease in property value.
- c) Non-Douglass Township Residents
- i) Cheryl Houser, Trufant, Thank you for the public hearing and for considering the safety of the humans in this county and the wildlife.
 - ii) Albert Jongewaard, Apex Sales, Involvement of Apex and corporate influence in drafting of the prior ordinance has been only 3 minutes like everyone else, attempted to contact planning commission and Cindy to discuss research, 60,000 turbines in safe operation today, surviving with turbines, healthy and productive people around wind turbines, no drop in property value,
 - iii) Pamela Hemmes, Montcalm township, complement for a well-run meeting, and thank you for motion to bring forth citizen ordinance, Albert mentioned property value, that is the assessed value will not go down, but your ability to sell, that value will go down.
 - iv) Jennifer Ehle, 5960 Kendaville Rd. Lakeview, In favor of a safe ordinance with health safety, welfare, protecting neighboring properties, To Albert: attendance has increase 10-20 fold, if he was only one at past meetings then his voice was the

- resounding voice of research and input, saddened that people divided into pro and anti, majority of township just want every person to have a say, do that by having a safe ordinance for health and safety of all, if could have where neighbors could agree but according to TB and lawyers cannot so consider the middle ground, do your due diligence, get more input from township members, everyone has ability to get those petition for a referendum, we are all neighbors wanting the best for our community,
- v) Request to have Tim Johnson clarify in layman's terms what just happened: motion made for public hearing July 28 on the "citizen wind energy ordinance," then public comment, then planning commission makes a recommendation of ordinance as is or with amendments to the township board, who can adopt it, deny it, or amend it.
 - vi) _____ - Can we put the citizen ordinance online?
 - vii) Kim Hansen, Sidney Township, is Douglass Township working on the solar ordinance?
 - viii) Lora Darcas – spoken for safety welfare of our community, our responsibility to protect the future so we need to pay attention to this.

10) Adjourn

- a) Motion to adjourn - Kevin
- b) Second - Pat
- c) Voice Vote -unanimous
- d) Motion Carried

Respectfully submitted by Cindy Shick