

Public Notice Is Hereby Given that the Planning Commission of the Township of Douglass will hold public hearings on April 27, 2022 at 7:00 p.m., at the Douglass Township Hall, 3521 W McBride Rd, within the Township, on two proposed ordinances to amend Zoning Ordinance of the Township of Douglass, relating to Wind Energy Conversion Systems (WECS). The principal provisions of the proposed amending ordinances may be summarized as follows:

First Ordinance

- 1. Repeal.** The proposed ordinance would repeal the existing WECS provisions that are codified at Section 2.19.
- 2. Approval Standard 21.** The proposed ordinance would add Approval Standard 21 to Section 12.06, which includes the special land use (SLU) standards for WECS. The SLU standards for commercial WECS projects address the following matters applicability (i.e., where WECS may be located); definitions; public utilities; application procedures; impact assessments; insurance requirements; minimum setbacks; maximum height; ground clearance; safety features; signage; security; lighting; electromagnetic interference; interconnection; use agreements; WECS appearance; shadow flicker; maximum noise levels; sound modeling studies; post construction sound studies, including methodology, testing locations and reporting requirements; decommissioning; complaint resolution; and, other related matters.
- 3. Exempt WECS.** The proposed ordinance also includes SLU regulation for non commercial, exempt WECS projects that do not primarily involve off-site sale of electricity. These regulations relate to maximum noise and height; setbacks; code compliance; and, safety measures.

Second Ordinance

- 1. WECS Special Land Use.** The proposed ordinance would amend Section 12.05.A to add WECS to the list of approved SLU's in the AG/RE District only, subject to new Approval Standard 21.
- 2. Savings Clause.** The proposed ordinance includes a savings clause, which provides for alternative approval standards for WECS to take effect, but only in the event that Approval Standard 21, as described above, fails to take effect; otherwise the alternative standards shall not take effect. The alternative standards are generally the same as those now reflected in Section 2.19.
- 3. Other Provisions.** The proposed ordinance would make minor amendments to Section 13.02.C, regarding site plan approval procedures, to remove deadlines for a decision; Section 2.01.D, concerning references to other current laws or technical manuals; and, Section 2.12, governing outdoor lighting, to clarify when light cannot spill onto adjacent property.

The proposed amending ordinances are on file and may be examined at the office of the Douglass Township Clerk, 3521 W McBride Rd, during Township office hours. All interested persons may attend the public hearing and comment on the proposed ordinances. Written comments concerning the ordinances may be submitted to the Township office, at the above-stated address, up to the time of the public hearing.