

**CITY OF WAYLAND  
PLANNING COMMISSION  
MINUTES**

**Tuesday, April 14, 2009  
City Council Chambers**

Chair J.D. Gonzales called the meeting to order at 7:00 PM.

**PLEDGE OF ALLEGIANCE**

Chair Gonzales led the Pledge of Allegiance to the American Flag.

**ROLL CALL**

Members Present: Chair Gonzales and Commissioners Dorothy DeWeerd, Joel Frederickson, Jim Ramey, Doug Shafer, Kelle Tobolic & Sam Dykstra

Members Absent: Commissioners Arnie Rodriguez, John Frigmanski & Ron Kobish

Others Present: Mayor Tim Bala, City Manager Chris Yonker, City Planner Mark Sisson

**APPROVAL OF MINUTES**

Commissioner Dykstra moved, seconded by Commissioner Shafer, to approve the Minutes of the Regular Meeting held March 10, 2009 with the following two corrections: 1) in the paragraph under the heading "Citizens Appearing before the Commission", the spelling of Doug Shafer's last name was corrected; and 2) in the same paragraph, Jason Palmer's name was deleted and replaced by "Ron Kobish & Mayor Tim Bala"; **motion carried.**

**OTHER MINUTES FOR REVIEW**

Chair Gonzales acknowledged the Minutes of the Regular Meetings of the City Council held March 2 & 16, 2009 for the file.

**CITIZENS APPEARING BEFORE THE COMMISSION**

None

**COMMUNICATIONS**

Chair Gonzales acknowledged the April 13, 2009 Agenda of the Regular Meeting of the Allegan Co. Planning Commission (PC) for the file.

Commissioner Tobolic noted that the Wayland Area Community Park & Recreation Plan had been transmitted to the Allegan Co. Planning Commission for its review. She inquired as to whether the Plan should also be forwarded to the City's Planning Commission for review.

Mark Sisson responded that under the new State Planning Statutes, both the City & County Planning Commissions should be sent a copy for review & comment for evaluating consistency with other

community & area plans. He also noted that annual capital improvement plans (CIP's) should come before the City PC prior to their adoption by the City Council as a part of the annual operating/capital budgets. He related that there are some that are interpreting this statutory language to mean that *any* capital improvement authorized by the City Council should go before the City PC for review.

The Commissioners also discussed the resignation of Mary Reno from the Parks Committee and whether a replacement for her was appointed by the City Council. She had been the liaison from the City PC to the Parks Committee. Chair Gonzales recommended to the Mayor & City Council that Commissioner Shafer be appointed to fill the PC liaison position on the Parks Committee. Mayor Bala was to check to see if any formal action to place Ms. Reno had been taken by the City Council.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

Mr. Sisson led a general discussion with the PC regarding the emergence of wind energy systems as an alternative, green, renewable energy source. The Commissioners received in their meeting packets the following background materials on wind energy & several examples of regulating the installation & use of wind energy systems:

- 4/7/09 Memo- Landmark Strategies: "Wind Energy Systems"
- 3/5/07 MI Siting Guidelines for Wind Energy Systems
- Series of 6 Great Lakes Wind Resources Maps
- 10/02 U.S. Dept. of Energy publication: "Small Wind Electric Systems- A Consumer's Guide"
- Sample zoning ordinance amendments from the City of Holland, MI
- 12/10/08 Sample zoning ordinance amendments from Wayland Township (includes a 2-page summary)
- 1/19/09 Ottawa Co. Planning Dept. publication: "Ottawa Co. Model Wind Ordinance"

Mr. Sisson informed the PC of the State of Michigan's Renewable Energy goal of 20% by 2015.

Commissioner Tobolic asked if public schools in Michigan would come under the City's Zoning or other regulatory ordinance. Mr. Sisson stated his interpretation that if the development of wind energy by a public school was an educational development, then it would probably not fall under the City's Zoning Code. It would be covered by the State's School Construction Superintendent if it were located on-site at a public school facility.

Commissioner Ramey asked if the City's current Zoning Ordinance addresses height standards for structures, including those such as windmill generator towers & blades. In general, the Zoning Ord. does regulate structure height, but would not be sufficient to address some of the issues specific to windmills & blade height. Mr. Sisson responded to Commissioner Dykstra that the regulation of the smaller wind generating systems would be governed through the building permit process.

Mr. Sisson summarized the approaches taken by local governments to guide, encourage &/or regulate wind energy systems. Most ordinances deal with site aesthetics & safety issues. Many use a "by right" standard for the siting of smaller wind turbines, such as Wayland Township's ordinance that limits "by right" heights to 65 feet. If the system is taller than 65 feet, then the Township uses a special use permit process.

Chair Gonzales summarized his review of approaches used in ordinances to govern wind turbine siting. He noted the typical issues that are considered during any installation of the larger wind power equipment include: noise, light flicker, effects on migratory birds & bats, safety concerns, decommissioning set-asides or bonds, inspections, liability coverage, "upwind" turbines, and more.

The Commission consensus was to pursue a draft ordinance governing the installation & use of wind turbines in the City of Wayland. Mr. Sisson noted that several communities incorporate other existing or emerging alternative energy systems into one ordinance. He stated that Leighton Township's ordinance also includes the use of solar panels, & addresses mounting issues in residential districts.

The Commission asked for examples of the use of alternative energy, such as solar, geothermal, wind, etc. already occurring in the Wayland area. They requested that Mr. Sisson work to draft an alternative energy ordinance for the Commission's review at the next meeting on May 12, 2009.

#### **PUBLIC COMMUNICATIONS AND COMMENTS**

Commissioner Tobolic moved, seconded by Commissioner Dykstra to excuse Commissioners Rodriguez, Friganski & Kobish who could not attend tonight's meeting; **motion carried.**

#### **ADJOURNMENT**

Being no further business to come before the Commission, Chair Gonzales adjourned the meeting at 7:52 PM.

Respectfully Submitted,



Chris A. Yonker  
City Manager

J.D. Gonzales  
PC Chair