

Alganssee Township Planning Commission Workshop Minutes

25 May 2021

Questions from 4 May 2021 Workshop that were submitted to Chris Khorey where answered.

Wind Turbine:

- Utility Scale – Only in AG, Industrial or Commercial
- Transmission Lines – They would need to have Special Use Permit to have to build across land and would be required to have them buried.
- Signage – State and Federal already have requirements
- Fencing – Would be on accessory building
- Annual Renewal – Seems excessive, renewal every three years and require annually to submit inspection reports from third party.
- Complaint System – Would be Zoning Administrator who would notify owner who would have 60 days to have a third party report on what the complaint was and if there was an actual problem, i.e. noise, glare, etc., then 60 days to have fixed
- Setbacks – The current draft of setbacks meet most guidelines in other townships

Solar Panels:

- How long do the panels last – 30 years
- Abandonment of panels – would have to have a bond as in the wind turbines to cover the cost of removal
- Residential – Will be required to be fixed mounted on roof catch all glare in ordinance
- Complaint System – Will be the same as in wind turbine

Land Splits:

- Adopt proposed plan from Zoning Administrator
- ZBA – Expand Non-Conforming Use set back, AG 50 feet set back have to do variance

Chris Khorey will be working up the changes into the current draft and emailing them to us to review and submit any changes or additions prior to our next workshop.

Respectfully Submitted

Sharon Atkinson, Secretary