

AGENDA
HAYES TOWNSHIP, CHARLEVOIX COUNTY
PLANNING COMMISSION

November 19, 2024 7:00 pm
Hayes Township Hall
9195 Major Douglas Sloan Road
Charlevoix, Michigan 49720

ZOOM

<https://us02web.zoom.us/j/83601481092?pwd=bTRvd01vc2NtSHY5MXkrZDUxVDMrZz09>

Meeting ID: 836 0148 1092

Passcode: 068828

+1 312 626 6799 US (Chicago)

1. Call To Order
2. Pledge of Allegiance
3. Review and Approval of Agenda
4. Declaration of Conflict of Interest, if any
5. Review and Approval of Draft Minutes- October 22, 2024
6. Public Comment
7. Report of Township Board Representative to the Planning Commission
8. Report of Zoning Board of Appeals Representative to the Planning Commission
9. Zoning Administrator Report
10. New Business
 - Public hearing - Compatible Renewable Energy ordinance draft
 - Shoreland Landscaping Reviews – 11625 PaBaShan Trail, 11707 PaBaShan Trail
 - Masterplan survey process update
11. Old Business
12. Set/Confirm Public Hearing Dates
13. Set/Confirm Date of Next Regular PC Meeting- December 18, 2024
14. Public Comment
15. Planning Commission and Staff Comment
16. Adjournment

Public Comment at Meetings of the Hayes Township Planning Commission

The Hayes Township Planning Commission values public input and offers an opportunity for the public to comment at its meetings. This affords the Planning Commission the opportunity to hear your views and remarks. If you speak, you should not expect to engage the Planning Commission members or any staff in discussion or debate.

Planning Commission Members will not respond to comments made during the Public Comment unless it becomes necessary to ask a clarifying question, correct a factual error, or to provide specific factual information.

Questions about Township matters are best directed to individual Board members or Township staff (Planner, Zoning Administrator, or Assessor) between meetings. Contact information is available on the township website at: hayestownshipmi.gov.

The availability of public comment is recognized by the Michigan Open Meetings Act. The Act provides that rules may be adopted for orderly comment from the public. To that end, the following rules have been established by the Planning Commission:

1. A person who wishes to speak during Public Comment will sign in and signify that they would like to speak on the form.
2. The person will begin by stating their name, spelling it out if requested.
3. The person addresses the Chairperson, or other person chairing the meeting, on behalf of the entire Planning Commission. Public comment is NOT to be addressed to individual Planning Commission members, to any township staff present, or to other members of the audience.
4. For the first Public Comment period, there is a three (3) minute time allotment for each speaker. The time limit may be extended by the Chairperson or majority of the Planning Commission members present. If a speaker uses less than three (3) minutes, they may not use the remaining time at that Public Comment. A speaker may speak only once at Public Comment. There is no provision for another audience member to 'donate' their three (3) minutes to another speaker. For the second Public Comment session speakers are limited to two (2) minute each.
5. A speaker will be out of order if the speaker disrupts the meeting, fails to be germane, speaks longer than the allotted time, uses vulgarities or makes a personal attack on a Planning Commission member or Township employee that is unrelated to the performance of that person's duties.
6. If a speaker is called out of order, that speaker will not be able to speak again at the same meeting except by special leave of the Planning Commission. If the speaker continues to disrupt the meeting or is disorderly, law enforcement will be called to remove the speaker.
7. The Chairperson, or other person chairing the meeting, will have the discretion to permit members to speak at times other than the times reserved for Public Comment.

CALL TO ORDER: Chairperson Roy Griffiths called the meeting to order at 7:00 p.m.

Members present: CT Martin, Roy Griffiths (Chair), Rex Greenslade, Matt Cunningham and Mark Snyder.

Excused: Carey Cuddeback and Marilyn Morehead.

Also, present: April Hilton (Deputy Clerk/Recording Secretary), Ron VanZee (Zoning Administrator)

Audience:

REVIEW AGENDA:

Remove Shoreland landscape plan review – 6995 Birdland as well as items # 7,8,9.

Mr. Greenslade made a motion, supported by Mr. Snyder, to approve the agenda as amended.

Yeas: Rex Greenslade, Matt Cunningham, Roy Griffiths, CT Martin, and Mark Snyder.

Nays: none Motion Carries

DECLARATIONS OF CONFLICTS OF INTERESTS:

None

APPROVAL OF MINUTES OCTOBER 15TH, 2024 REGULAR MEETING

Mr. Martin made a motion, supported by Mr. Greenslade, to approve the October 15th, 2024, regular meeting minutes as presented.

Yeas: Rex Greenslade, Matt Cunningham, Roy Griffiths, CT Martin, and Mark Snyder.

Nays: none Motion Carries

PUBLIC COMMENTS: Public comments opened at 7:03pm.

None

Public comments closed at 7:03pm

New Business:

COMPATIBLE RENEWABLE ENERGY ORDINANCE DRAFT DISCUSSION (PA 233-234):

Mr. Greenslade made a motion, supported by Mr. Martin to amend the Hayes Township Zoning

Ordinance to address the CREO to the most current draft ordinance at the date of the Pubic

Hearing from MTA on Compatible Renewable Energy Zoning Ordinance Text Amendments.

With the amendment of language in the appeal section as stated by Hayes Township Attorney.

Yeas: Roy Griffiths, CT Martin, Mark Snyder, Matt Cunningham, and Rex Greenslade.

36 Nays: none Motion Carries

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41 SET/CONFIRM PUBLIC HEARING DATES:

42 Mr. made a motion, supported by Mr. Snyder to Set Public Hearing date for November 19th,
43 2024 at the regular scheduled meeting:

44 Yeas: Roy Griffiths, CT Martin, Mark Snyder, Matt Cunningham, and Rex Greenslade.

45 Nays: none Motion Carries

46

47 SET/CONFIRM DATE OF NEXT PC MEETING –NOVEMBER 19TH, 2024.

48 Next Planning Commission meeting will take place on November 19th, 2024, at 7:00 pm.

49

50 PUBLIC COMMENT:

51 Public Comment Opened at 7:31pm

52 - None

53 Public Comment Closed at 7:31pm

54 PLANNING COMMISSION and STAFF COMMENT:

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56 ADJOURNMENT: Mr. Greenslade made a motion, supported by Mr. Snyder, to adjourn the
57 meeting at 7:32pm.

58 Yeas: Roy Griffiths, CT Martin, Mark Snyder, Matt Cunningham, and Rex Greenslade.

59 Nays: none Motion Carries

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61 Respectfully Submitted by:

62 April Hilton

63 Deputy Clerk/Recording Secretary

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Compatible Renewable Energy Ordinance

The Planning Commission, in preparation for a public hearing (see below) on a proposed addition to Hayes Township's Zoning Ordinance which would create a Compatible Renewable Energy Ordinance (CREO), is providing information for residents to help them better understand this complex issue.

The State of Michigan's Legislature has passed legislation designed to encourage the development of renewable energy production throughout the State. To achieve this goal, it passed a package of bills (Public Acts 233, 234, and 235) which deal with the development of commercial scale renewable energy projects. Among the many issues this package of bills addressed was the ability of local entities to regulate siting of this type of (commercial scale) project. In essence, the State has set out criteria for energy producers allowing them to establish projects with minimal restrictions. These criteria preempt local control or enforcement of any ordinances which contain rules more restrictive than the State's.

In Public Act 233 the State has directed the Michigan Public Service Commission (MPSC) to administer this program. The MPSC has developed a system in which a developer may seek permits for a project directly from the State if the local unit of government does not have a Commercial Scale Renewable Energy Ordinance **OR** if, in the developer's opinion, the local governmental unit's rules are too restrictive. Developers can ask the MPSC for permits which it can grant without requiring the local unit's approval.

This new law takes effect November 29, 2024. Guidelines are being developed by the MPSC and the Michigan Townships Association (MTA) has been providing information to townships, including Hayes Township, in response to the evolving situation. **As of the last Planning Commission meeting, it was the opinion of the Township that it is best protected by creating a CREO now to comply with the current understanding of regulations on this matter, with the caveat that the ordinance can be reviewed and amended to reflect any changes or updates that the MPSC may make to these rules in the future. Since that meeting, the MPSC has issued orders that help clarify the CREO process and the MTA has published sample proposed workable ordinances which are an alternative to the CREO. The Planning Commission did not have this information at its last meeting and will likely discuss whether a CREO or workable ordinance is the better alternative for the Township to pursue.**

The public hearing on the adoption of this CREO ordinance will take place 7 pm November 19, 2024 at the Hayes Township Hall.

Further information:

MTA slides
Township Attorney letter,

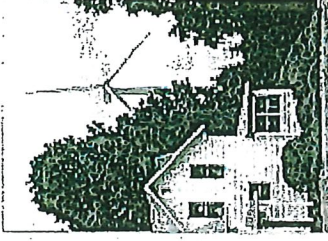
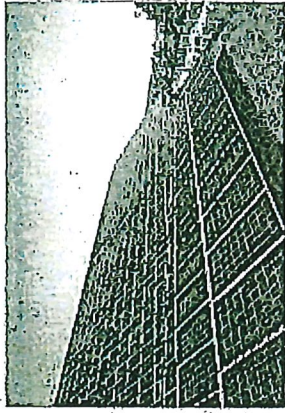
Link to MPSC rules, <https://mpsc.my.site.com/sfc/servlet.shepherd/version/download/068cs00000EuxDUAZ>

New York
New York
New York



Renewable Energy Regulation Update

①



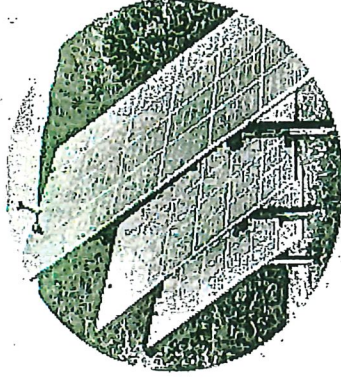
Long-term impact

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Summary of PA 233-234

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- Makes significant changes to the permitting process for utility-scale renewable energy facilities
 - Including solar, wind, and battery energy storage
- **Allows developers to apply directly to the Michigan Public Service Commission (MPSC) to construct utility-scale renewable energy facilities**
 - Unless all affected local units adopt "compatible renewable energy ordinance" (to be discussed shortly)
- Severely limits local control



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In short...

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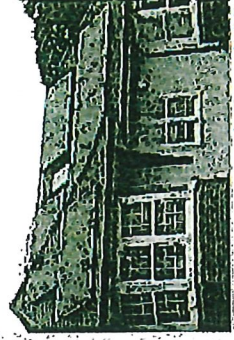
THERE IS NO WAY TO
PROHIBIT LARGE-SCALE
RENEWABLE ENERGY
PROJECTS IN YOUR
TOWNSHIP

3

Local authority remains, but limited

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- Can still regulate small scale utility projects
- Can regulate roof-mounted or ground-mounted solar systems as accessory uses on property



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Projects Covered by New Law

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- Solar Energy – 50 MW or more across nameplate capacity
- Wind Energy – 100 MW or more across nameplate capacity
- Battery Storage – 50 MW or more across nameplate capacity
- Existing project – expansion or repowering of existing project that meets the above requirements

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Key Provisions

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- State law regulates the following for all renewable projects:
 - Setbacks
 - Noise
 - Height
 - Lighting
 - Fencing
 - Fire safety
 - And more....
- See statute for exact numbers for each type of system (solar, wind, battery storage)

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Purchasing and Leasing Property

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- Important Note: This new law cannot force a property owner to sell or lease their land for renewable energy projects
- However: Obtaining land has not yet posed a significant challenge for developers
- Developers are offering multi-million-dollar lease agreements for property in viable locations
 - 20-30 year leases
 - Property owner just has to sit back and earn money
 - Often much more profitable than farming the land

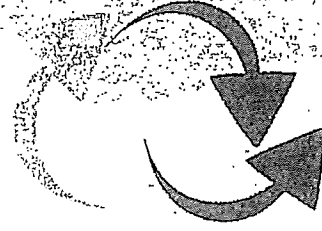
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Project Approval Options

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Three main avenues for approval:

1. Entirely through the State (MPSC)
2. State-Township mix - CREO
3. Entirely through the Township (non-CREO/"workable")



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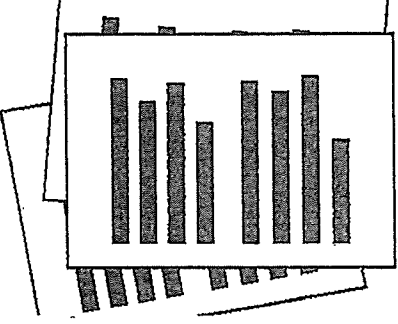
MPSC state application process: basics

⑨

Developers apply directly to State (MPSC)

- Township may intervene, but does not have approval/decision-making authority
- General contents of application*
 - Basic site plan
 - Expected public benefits
 - Impact on environment and natural resources (and mitigation)
 - Effects on public health/safety
 - Feasibility of alternative locations (if site is undeveloped)
 - Stormwater assessment
 - Fire response plan
 - Decommissioning plan

*This is not a complete list. See statute for all requirements.



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MPSC State application process: Considerations for approval

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MPSC will consider the following factors* before approving an application:

- Consider feasible alternative locations;
- Impact on local land use;
- Percentage of land in township already dedicated to energy generation;
- Vegetative ground cover/pollinator standards;
- Public benefits of energy facility justify its construction;
- Considerations of environmental impact;
 - * Sensitive habitats and waterways; floodplains; wildlife corridors; endangered species
- Community Host Agreement;
- Will not unreasonably diminish (prime) farmland;
- Compliance with Section 226(8); [on next slides]

*This is not a complete list. See statute for all requirements.

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MPSC application process: Monetary benefits to local governments	
MPSC application process: Monetary benefits to local governments 11 - Intervenor Funds - Up to \$75,000 (to be determined by MPSC, likely much lower) - Deposited into special fund <u>only</u> for use in challenging application during MPSC process	- Host Community Agreement - One-time, \$2,000 per megawatt payment to the Township - Must be used for police, fire, public safety, infrastructure. - Can be used for other projects if applicant consents - If Township refuses to enter agreement/take money, applicant can give the money to community groups instead

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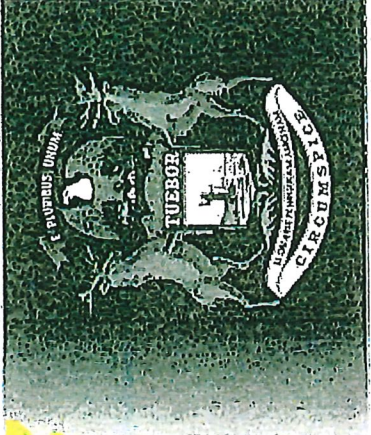
Compatible Renewable Energy Ord (CREO)
12 - CREO is an ordinance adopted by all local units transferring permitting authority to them instead of the State/MPSC - All affected local governments must have a CREO in order for applicant to be required to use it - This includes any townships, counties, villages, or cities where project is located - Must approve/deny entire application within 120 days

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Compatible Renewable Energy Ord (CREO)

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- CREO is severely limited
- CREO cannot be more restrictive on any of the items listed in 226(8)
- Essentially, you are doing the State's job for them.
 - We cannot require anything more than is in the State law



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"Workable" process – NOT A CREO

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- Township adopts ordinance that it knows is not a CREO; sets standards above statute and/or regulates what State does not allow
- Developer voluntarily chooses to follow this local ordinance instead of MPSC
- Developer can always fall back on the State/MPSC process. We cannot force them to go through the Township using a "workable" ordinance.

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“Workable” process – The Catch

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- Workable sounds great! However....
- Its name comes from being “workable” to the developer.
- Workable does not allow us to completely prohibit, or to add so many restrictions that a developer would never be able to meet them
- Any regulations must be reasonable, otherwise the developer will go to the State
- There is no way to prohibit renewable energy projects in your community.

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Why Workable?

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- | Benefits to Township | Benefits to Developer |
|--|--|
| ◦ Retains local control | ◦ Projects approved faster |
| ◦ Allows full review and regulation | ◦ More community support |
| ◦ Set standards important to our community | ◦ Cheaper/easier than MPSC |
| ◦ More expansive community host agreement | ◦ Many developers have expressed desire to keep working with Townships despite new law |
| ◦ More community support | ◦ Developers can always go to the State if Township is extremely difficult |

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CREO vs Workable	
CREO	Workable
◦ Can only regulate what is listed in 226(8) ◦ Setbacks and sound measured from outer wall of nearest occupied building ◦ Solar panels 25 ft high ◦ Decommissioning ◦ Uses salvage value ◦ Doesn't reach 100% for 5 yrs	◦ Can regulate anything as long as reasonable ◦ Setbacks and sound from nearest property line ◦ Solar panels 16 ft high ◦ Limit acreage to be used ◦ Limit zoning districts ◦ Minimum project size ◦ Better decommissioning

Other provisions of Workable
◦ Community Host Agreement ◦ Require one-time or annual payment to Township ◦ For infrastructure, roads, community development ◦ Emergency services ◦ Require payment for new fire vehicles ◦ Payments to cover costs of training personnel ◦ Escrow Fee ◦ All review costs should be paid by the developer ◦ Attorney fees, planners, engineers, environmental scientists

What does Township need to do now?

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1. Consult with attorney and planner

These issues are complicated, not everyone agrees on interpretation

2. Decide whether you want to follow MPSC, CREO, or "workable"

3. If CREO: Talk to neighboring governments and County soon

Everybody needs to be on the same page for a CREO to work

4. Keep timelines for CREO adoption in mind

If it is a zoning ordinance – need time to draft, PC hearings, Board hearings

Need to provide notices of meetings, adoption, etc.

Extra time needed to collaborate with County and neighboring jurisdictions

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Final note: Solar payment in lieu of taxes (PILT)

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• Voluntary option for Townships with solar energy facilities

• Instead of collecting normal taxes, facility may pay a "flat rate"

\$7,000/MW per year

• Townships get standard share of millage, not the full \$7,000

• Township Board reviews and decides – not land use issue



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Questions

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ROBERT E. THALL,
THALL@MICHIGANTOWNSHIP.LAW.COM

T. SETH KOCHES
KOCHES@MICHIGANTOWNSHIP.LAW.COM

Ron & Roy,

You have asked me to take a look at the question of Hayes Twp passing a CREO and answer several questions.

Let me start with some overview. Hayes Township does not have to pass a CREO. It can choose to allow the state to issue permits in the Township. There is nothing in the legislation that says a township cannot pass a CREO after November 29. If one is not passed by then and an application is submitted, it goes to the state for consideration and not the township. You can pass a CREO later and, assuming all other conditions that I will mention in a minute are met, then you can start to issue your own permits. Keep in mind this is a zoning ordinance. So, it will have to go through the PC for the public hearing and then on to the Board for passage with the required notices being provided. This is not something you can rush through. I am attaching the statute for your review. Section 233 requires that a utility that wants to construct a facility hold a public meeting in each affected local unit. Affected local unit is defined as a unit of government in which all or part of a proposed energy facility will be located. Local unit is defined as a county, township, city, or village. Therefore, a meeting has to be held in each county, township or city in which the project will be built. So if it straddles a township line into two townships, it must hold a meeting in each township. Since townships are in a county, I suspect that a meeting is a township will also qualify as a meeting in that county. 60 days before that meeting, the utility has to offer in writing to meet with the chief elected official of each affected local unit of government. A utility is required to follow a local CREO if within 30 days of that meeting the elected official from each affected local unit of government advises the utility that the local unit of government has a CREO. Therefore, each local unit of government must have a CREO in place in order to require the utility to follow the ordinance. It makes no sense to me, but a literal reading of the statute would require both Hayes Township and Charlevoix County to have a CREO before Hayes Township could require the utility to follow its CREO. Does the County have an ordinance in place? If not, you cannot enforce yours as the statute is currently written. Also, have surrounding townships adopted CREOs? If not, any project that crosses township borders into a township that has not adopted a CREO cannot be required to comply with Hayes Twp's CREO.

The statute is clear that a CREO cannot be more restrictive than the limitations contained in Section 226(8). That section generally only regulates minimum setbacks, height, sound, dark sky-friendly lighting, shadow flicker in the case of wind turbines. If your ordinance places any additional requirements or is more stringent in the ones listed above, then it is unenforceable. For example, you cannot limit these facilities to any particular zoning districts. You cannot have larger setbacks or more restrictive conditions. If you do, and deny an application because it does not comply with the more restrictive conditions, the Commission will invalidate your ordinance and you will lose the right to issue permits. See Section 233(3)(c). The MTA sample ordinance goes about as far as you can go with conditions. I would not alter it much if you decide to adopt a CREO. You can always amend the CREO as time passes and kinks are worked out.

The MTA suggests that it is possible to have a non-CREO ordinance that a utility may voluntarily chose to follow instead of the CREO or state permit. I am not sure that I share this belief that a utility will voluntarily choose a more restrictive option unless they are getting something pretty valuable in return. I am not sure I see how Hayes Township could offer that value. As this process gets started, we may learn of some ordinance adopted by other municipalities that may be workable in Hayes and consider them at a later date.

Roy asks about the repealer in Section III of the MTA ordinance. I would change that to read that to the extent that this (MTA) CREO ordinance conflict with any other ordinance, this ordinance controls. Don't repeal anything. The reason is that this ordinance only applies to certain large-scale projects. If you look at the definitions of energy storage facility, solar energy facility or wind energy facility, it only applies to project of a certain size or larger. Other smaller projects are not covered by the statute or the CREO and would be governed by the zoning ordinance or other ordinances.

This is a classic example of bad legislation. I am free early next week if you would like to discuss this.

Todd

TOWNSHIP OF HAYES
COUNTY OF CHARLEVOIX, STATE OF
MICHIGAN ORDINANCE NO. 6.1
ADOPTED: TBD, 2024
EFFECTIVE: TBD, 2024

COMPATIBLE RENEWABLE ENERGY ZONING ORDINANCE
TEXT AMENDMENTS

An amendment to the Hayes Township Zoning Ordinance to regulate the development of certain energy facilities within the Township through a compatible renewable energy ordinance pursuant to 2023 PA 233, as may be amended, MCL 460.1221 *et. seq.*; to provide for severability; to repeal all ordinances or parts of ordinances in conflict therewith; and to provide an effective date.

THE TOWNSHIP OF HAYES
CHARLEVOIX COUNTY, MICHIGAN

ORDAINS:

SECTION I
AMENDMENT TO ZONING ORDINANCE TO CREATE A COMPATIBLE
RENEWABLE ENERGY ORDINANCE

The Hayes Township Zoning Ordinance is amended to add the following new Article creating a Compatible Renewable Energy Ordinance (CREO) to read as follows:

ARTICLE 6.1 COMPATIBLE RENEWABLE ENERGY ORDINANCE.

SECTION 6.1.1 DEFINITIONS.

Words used herein shall have the following definitions:

1. “Affected local unit” means a unit of local government in which all or part of a proposed energy facility will be located.
2. “Aircraft detection lighting system” means a sensor-based system designed to detect aircraft as they approach a wind energy facility and that automatically activates obstruction lights until they are no longer needed.
3. “Applicant” means an applicant for a Township permit.

4. “Certificate” means a certificate issued for an energy facility by the Michigan Public Service Commission under MCL 460.1226(5).
5. “Compatible renewable energy ordinance” means an ordinance that provides for the development of energy facilities within the local unit of government, the requirements of which are no more restrictive than the provisions included in section MCL 460.1226(8). A local unit of government is considered not to have a compatible renewable energy ordinance if it has a moratorium on the development of energy facilities in effect within its jurisdiction.
6. “Construction” means any substantial action taken constituting the placement, erection, expansion, or repowering of an energy facility.
7. “Dark sky-friendly lighting technology” means a light fixture that is designed to minimize the amount of light that escapes upward into the sky.
8. “Energy facility” means an energy storage facility, solar energy facility, or wind energy facility. An energy facility may be located on more than 1 parcel of property, including noncontiguous parcels, but shares a single point of interconnection to the grid.
9. “Energy storage facility” means a system that absorbs, stores, and discharges electricity with a nameplate capacity of 50 megawatts or more and an energy discharge capacity of 200 megawatt hours or more. Energy storage facility does not include either of the following:
 - (i) Fossil fuel storage.
 - (ii) Power-to-gas storage that directly uses fossil fuel inputs.
10. “Independent power producer”, or “IPP”, means a person that is not an electric provider but owns or operates facilities to generate electric power for sale to electric providers, this state, or local units of government.
11. “Light intensity dimming solution technology” means obstruction lighting that provides a means of tailoring the intensity level of lights according to surrounding visibility.
12. “Light-mitigating technology system” means an aircraft detection lighting system, a light intensity dimming solution technology, or a comparable solution that reduces the impact of nighttime lighting while maintaining night conspicuity sufficient to assist aircraft in identifying and avoiding collision with the wind energy facilities.
13. “Local unit of government” or “local unit” means a county, township, city, or village.
14. “Maximum blade tip height” means the nominal hub height plus the nominal blade length of a wind turbine, as listed in the wind turbine specifications provided by the wind turbine manufacturer. If not listed in the wind turbine specifications, maximum blade tip height means the actual hub height plus the actual blade length.
15. “Nameplate capacity” means the designed full-load sustained generating output of an energy facility. Nameplate capacity shall be determined by reference to the sustained output of

an energy facility even if components of the energy facility are located on different parcels, whether contiguous or noncontiguous.

16. “Nonparticipating property” means a property that is adjacent to an energy facility and that is not a participating property.

17. “Occupied community building” means a school, place of worship, day-care facility, public library, community center, or other similar building that the applicant knows or reasonably should know is used on a regular basis as a gathering place for community members.

18. “Participating property” means real property that either is owned by an applicant or that is the subject of an agreement that provides for the payment by an applicant to a landowner of monetary compensation related to an energy facility regardless of whether any part of that energy facility is constructed on the property.

19. “Person” means an individual, governmental entity authorized by this state, political subdivision of this state, business, proprietorship, firm, partnership, limited partnership, limited liability partnership, co-partnership, joint venture, syndicate, business trust, labor organization, company, corporation, association, subchapter S corporation, limited liability company, committee, receiver, estate, trust, or any other legal entity or combination or group of persons acting jointly as a unit.

20. “Repowering”, with respect to an energy facility, means replacement of all or substantially all of the energy facility for the purpose of extending its life. Repowering does not include repairs related to the ongoing operations that do not increase the capacity or energy output of the energy facility.

21. “Solar energy facility” means a system that captures and converts solar energy into electricity, for the purpose of sale or for use in locations other than solely the solar energy facility property, and with a nameplate capacity of 50 megawatts or more. Solar energy facility includes, but is not limited to, the following equipment and facilities to be constructed by an electric provider or independent power producer: photovoltaic solar panels; solar inverters; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; energy storage facilities; overhead and underground control; communications and radio relay systems and telecommunications equipment; utility lines and installations; generation tie lines; solar monitoring stations; and accessory equipment and structures.

22. “Wind energy facility” means a system that captures and converts wind into electricity, for the purpose of sale or for use in locations other than solely the wind energy facility property, and with a nameplate capacity of 100 megawatts or more. Wind energy facility includes, but is not limited to, the following equipment and facilities to be constructed by an electric provider or independent power producer: wind towers; wind turbines; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; energy storage facilities; overhead and underground control; communications and

radio relay systems and telecommunications equipment; monitoring and recording equipment and facilities; erosion control facilities; utility lines and installations; generation tie lines; ancillary buildings; wind monitoring stations; and accessory equipment and structures.

SECTION 6.1.2 APPLICATION TO CONSTRUCT AN ENERGY FACILITY.

An electric provider or IPP that proposes to obtain a certificate from the Michigan Public Service Commission to construct an energy facility within the Township shall follow the following application process:

1. At least 60 days before the public meeting provided for in MCL 460.1223, an electric provider or IPP shall offer in writing to meet with the Township Supervisor, or the Supervisor's designee, to discuss the site plan. The offer to meet must be delivered by email and certified mail and must also be sent to the Township Board in care of the Township Clerk in this same manner. The Supervisor or Supervisor's designee must respond within 30 days from the offer to meet.
2. Within 30 days following the meeting described in paragraph 1, the Township Supervisor shall notify the electric provider or IPP planning to construct the energy facility that the Township has a compatible renewable energy ordinance. If all affected local units with zoning jurisdiction provide similar timely notice to the electric provider or IPP, then the electric provider or IPP shall file for approval of a permit with the Township.
3. To file for approval of a permit the electric provider or IPP must submit a complete application to the Township Clerk. The application form to be used shall be adopted by resolution of the Township Board. The application shall contain the items set forth in MCL 460.1225(1), except for (l)(j) and (s). The application may also require other information to determine compliance with this Compatible Renewable Energy Ordinance. By resolution, the Township may establish an application fee and escrow policy to cover the Township's reasonable costs of review and processing of the application, including but not limited to staff, attorney, engineer, planning, environmental, or other professional costs.

SECTION 6.1.2 APPLICATION REVIEW.

The application shall be processed as a special land use subject to the provisions of this Article. The *Planning Commission* shall approve or deny the application within 120 days after receiving a complete application. This deadline may be extended by up to 120 days if jointly agreed upon by the Township Board and the applicant. In consideration of the application the *Planning Commission* must approve the application and issue a permit for the requested construction if it complies with the following standards:

1. For a solar energy facility, all of the following:

- (i) The following minimum setback requirements, with setback distances measured from the nearest edge of the perimeter fencing of the facility:

<u>Setback Description</u>	<u>Setback Distance</u>
Occupied community buildings and dwellings on nonparticipating properties	300 feet from the nearest point on the outer wall
Public road right-of-way	50 feet measured from the nearest edge of a public road right-of-way
Nonparticipating parties	50 feet measured from the nearest shared property line

- (ii) Fencing for the solar energy facility complies with the latest version of the National Electric Code as of November 29, 2024 or any applicable successor standard approved by the Michigan Public Service Commission as provided in MCL 460.1226(8)(a)(ii).
- (iii) Solar panel components do not exceed a maximum height of 25 feet above ground when the arrays are at full tilt.
- (iv) The solar energy facility does not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.
- (v) The solar energy facility will implement dark sky-friendly lighting solutions.
- (vi) The solar energy facility will comply with any more stringent requirements adopted by the Michigan Public Service Commission as provided in MCL 460.1226(8)(a)(iv).

2. For a wind energy facility, all of the following:

- (i) The following minimum setback distances, measured from the center of the base of the wind tower:

<u>Setback Description</u>	<u>Setback Distance</u>
Occupied community buildings and residences on nonparticipating properties	2.1 times the maximum blade tip height to the nearest point on the outside wall of the structure
Residences and other structures on participating properties	1.1 times the maximum blade tip height to the nearest point on the outside wall of the structure
Nonparticipating property lines	1.1 times the maximum blade tip height

<u>Setback Description</u>	<u>Setback Distance</u>
Public road right-of-way	1.1 times the maximum blade tip height to the center line of the public road right-of-way
Overhead communication and electric transmission, not including utility service lines to individual houses or outbuildings	1.1 times the maximum blade tip height to the center line of the easement containing the overhead line
(ii)	Each wind tower is sited such that any occupied community building or nonparticipating residence will not experience more than 30 hours per year of shadow flicker under planned operating conditions as indicated by industry standard computer modeling.
(iii)	Each wind tower blade tip does not exceed the height allowed under a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR part 77.
(iv)	The wind energy facility does not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.
(v)	The wind energy facility is equipped with a functioning light-mitigating technology. To allow proper conspicuity of a wind turbine at night during construction, a turbine may be lighted with temporary lighting until the permanent lighting configuration, including the light-mitigating technology, is implemented. The Township may grant a temporary exemption from the requirements of this subparagraph if installation of appropriate light mitigating technology is not feasible. A request for a temporary exemption must be in writing and state all of the following: (A) The purpose of the exemption. (B) The proposed length of the exemption. (C) A description of the light-mitigating technologies submitted to the Federal Aviation Administration. (D) The technical or economic reason a light-mitigating technology is not feasible. (E) Any other relevant information requested by the Township.
(vi)	The wind energy facility meets any standards concerning radar interference, lighting, subject to subparagraph (v), or other relevant issues as determined by the Township.
(vii)	The wind energy facility will comply with any more stringent requirements adopted by the Michigan Public Service Commission as provided for in MCL 460.1226(8)(b)(vii). Before adopting such requirements, the commission must determine that the requirements are necessary for compliance with state or federal environmental regulations.

3. For an energy storage facility, all of the following:

- (i) The following minimum setback requirements, with setback distances measured from the nearest edge of the perimeter fencing of the facility:

<u>Setback Description</u>	<u>Setback Distance</u>
Occupied community buildings and dwellings on nonparticipating properties	300 feet from the nearest point on the outer wall
Public road right-of-way	50 feet measured from the nearest edge of a public road right-of-way
Nonparticipating parties	50 feet measured from the nearest shared property line
(ii) The energy storage facility complies with the version of NFPA 855 “Standard for the Installation of Stationary Energy Storage Systems” in effect on November 29, 2024 or any applicable successor standard adopted by the Michigan Public Service Commission as provided for in MCL 460.1226(8)(c)(ii).	
(iii) The energy storage facility does not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.	
(iv) The energy storage facility will implement dark sky-friendly lighting solutions.	
(v) The energy storage facility will comply with any more stringent requirements adopted by the Michigan Public Service Commission as provided in MCL 460.1226(8)(c)(v).	

SECTION 6.1.4 ISSUANCE AND COMPLIANCE WITH PERMIT.

1. Upon approval of an application the Township shall issue the permit to the electric provider or IPP. Construction of the proposed energy facility must begin within 5 years after the date the permit is issued and any challenges to the grant of the permit are concluded. The Township Board may extend this timeline at the request of the electric provider or IPP without requiring a new application.

2. The permit shall require the electric provider or IPP to remain in compliance at all times with the standards identified for approval of the permit and all documentation submitted with and affirmations made in the application, including, but not limited to, the site plan, decommissioning plan, fire response plan, and emergency plan. No changes may be made to the permit by the electric provider or IPP without the written agreement of the Township. The energy facility must further comply with all local ordinances, state and federal laws and regulations except as otherwise provided in Section MCL 460.1231. The Township shall not revoke a permit

for material noncompliance with the permit by the electric provider or IPP.

3. A permit may be transferred to another electric provider or IPP upon the filing with the Township of an attestation by the transferee that it accepts the terms of the permit and acknowledges that it is subject to this Ordinance.

SECTION 6.1.5 HOST COMMUNITY AGREEMENT.

The permit holder shall enter into a host community agreement with the Township within 90 days after issuance of the permit. The host community agreement shall require that, upon commencement of any operation, the energy facility owner must pay the Township \$2,000.00 per megawatt of nameplate capacity located within the Township. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the Township and the permit holder within said 90 days.

SECTION 6.1.6 INTERPRETATION.

The provisions contained in this Article are intended to meet the definition of a Compatible Renewable Energy Ordinance pursuant to 2023 PA 233, as may be amended, MCL 460.1221 *et. seq.* and shall only be interpreted in a manner consistent with such intent.

SECTION 6.1.7 SEVERABILITY

The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

SECTION 6.1.8 CONFLICTING REGULATIONS

To the extent that this CREO (Article 6.1) conflicts with any provision of this, or any other ordinance, this CREO (Article 6.1) controls.

SECTION 6.1.9 EFFECTIVE DATE

This ordinance shall take effect on the later of November 29, 2024 or eight (8) days after publication after adoption, which publication shall occur in a newspaper of general circulation in the Township within fifteen (15) days after adoption.

HAYES TOWNSHIP
KRISTIN BARANSKI, Clerk

(231) -547-6961

07.18.2024

Report of the Shoreland Protection Subcommittee on 11625 Pa Ba Shan, Charlevoix.

A project to build a new home on a vacant waterfront lot on the north end of Pa Ba Shan was submitted to the township zoning administrator. A site visit was conducted by VanZee, Griffiths, Morehead, and Noah Jansen (Tip of the Mitt) on October 29, 2024. Submitted plans included a shoreland inventory of plants and trees.

The lot is an average of 460 feet deep and slopes gently towards the water until approximately 30 feet from the OHWM when it becomes a steeper drop to the water level. The area between the building envelope and the shoreline is forested as is normal for an undeveloped parcel in the area. There is an area of wetlands that is located between the structure and the waterfront. The lot in the past had some saplings cut as evidenced by the remaining stumps and root structures. The native ground cover remains intact currently. The plantings in what will the shoreland protection strip are trees, a mix of pines, firs, and cedars of various ages and the typical ground cover that grows under them. The natural beach area has dune grass scattered throughout.

The planned build setback is approximately 200 feet from the ordinary high-water mark and the landscape plan is to leave the natural 50" shoreline protection strip (sps) as it exists. There is no current planned walkway for beach access. Should a walkway be desired in the SPS, it is to be designed and built so as to minimize impermeable surface runoff and not exceed 6' in width. As the lot has a section of wetlands any path through the lot should avoid the wetlands and may require approval from EGLE. There is no deck in the plan currently. Should one be desired in the future it must meet the criteria as established in the ordinance.

As the native ground cover in the SPS is not to be disturbed, and the trees remain in situ in the SPS with any sapling stumps and root structure remaining, the plan to maintain the naturally occurring ground plants is acceptable. No further removal of trees or ground cover in the 50-foot shoreline protection strip is to occur except for the creation of the pathway to the water which is not to exceed 6 feet in width. Should the owners contemplate any landscaping or plantings in the SPS in the future they need to consult with an expert such as Tip of the Mitt Watershed Council to ensure their plan is consistent with best practices for an SPS.

It is recommended that the Plan be approved.



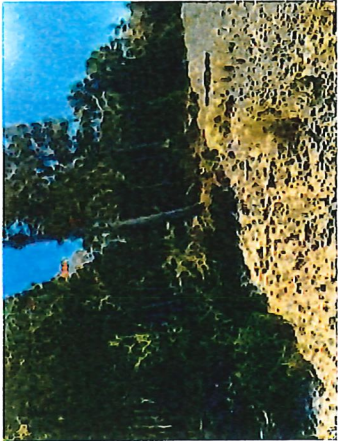
Feature Info

PIN: 007-320-008-00
Address: 11608 NORTH PA
Parcel ID: 007-320-008-00
<http://gis.charlevoix.com>
PIN: 007-320-008-00

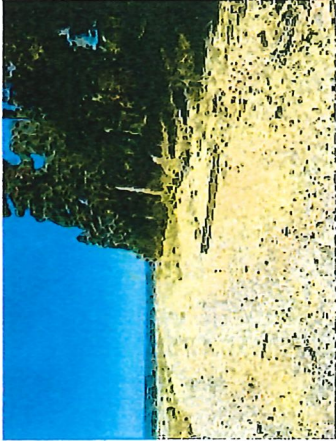
CREATED WITH MANGO
(https://mangomap.com/?utm_source=mango&utm_medium=map)



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Hayes Township Zoning Permit Application
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720
(231)547-6961

Zone District: _____ Permit Number: _____ Fee: 230.00 Date: 10-9-24

GENERAL INFORMATION

Property Owner Name(s) E Frazer Buntin

Mailing Address 3111 Forrest Park Ave. Nashville TN 37215

Telephone _____ Cell: _____ EMAIL: frazerbuntin1@gmail.com

PROPERTY INFORMATION

Property Tax ID Number(s) 15-007-320-008-00

Property Address 11625 North Ba Pa Shan Trail

Contractor The Building Group Contractor Contact Information Mike Heneka. mike@tbgnmi.com
[REDACTED]

PROPOSED USE OF PROPERTY

Type of Improvement(s) (describe) Single Family Home

New Construction X Reconstruction _____ Addition _____ Sign _____ Other _____

Dimensions of Proposed Structure 84'x84' HEIGHT 30'

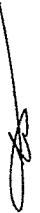
PROPOSED ZONING PERMIT

Special Use _____ Type of Special Use _____ Rezone _____ Land Division/Split Involved? _____

PERMITS & REQUIRED DOCUMENTS

Site Plan Required _____ Survey Required _____ Health Dept. _____

Road Commission _____ Soil & Erosion _____ Corps of Engineers _____ D.N.R. _____ D.E.Q. _____

Owners Signature(s) _____


Zoning Administrator Signature _____

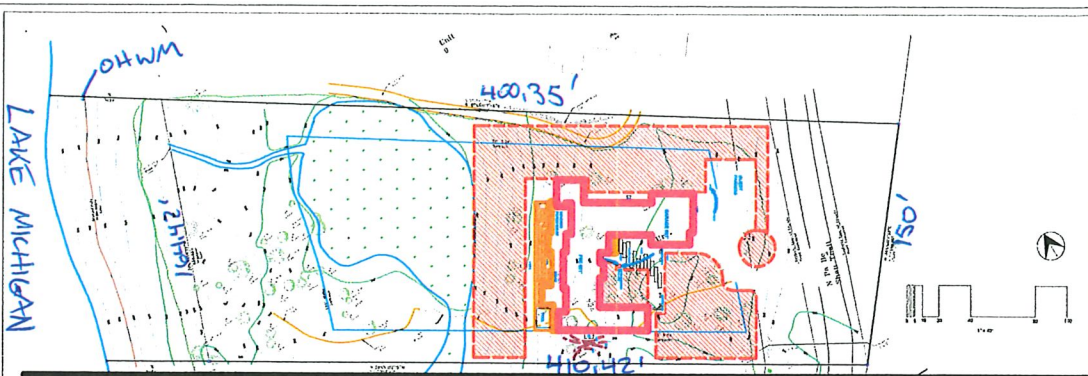
SEE ADDITIONAL PAGES

Prepare a drawing on the grid sheet or a separate sheet of paper showing lot location (road names, lakeshore, ordinary high water mark, streams, easements, rights-of-ways, unusual topographic features), lot dimensions, location and dimensions of all existing and proposed structure(s) including height, distance between structure(s) and front, rear and sides lot lines. Locate driveway, giving distance to nearest side lot line. Also show locations of well, septic tank and drain field. Please refer to instruction page.

SEE ATTACHED

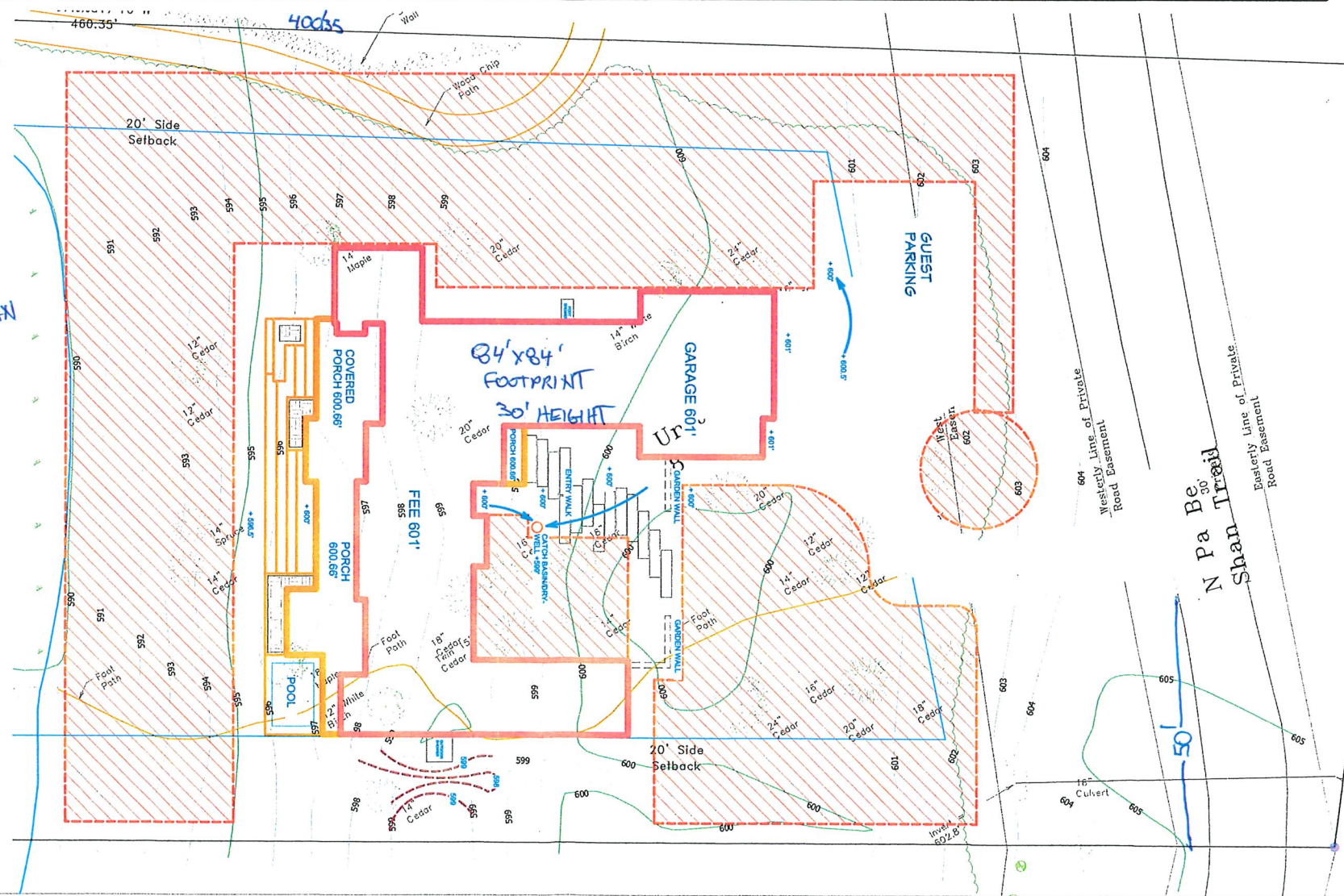
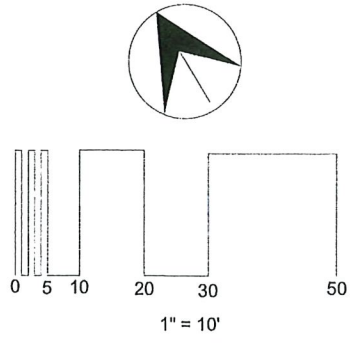
NOTE: The Township must inspect the layout of the building and verify all application information. The signature of the applicant on this application authorizes the inspection of this property. Please call the Zoning Administrator at 231-547-6961 when the site is staked, but before construction begins. Mail completed application to: Zoning Administrator, 09195 Major Douglas Sloan Road, Charlevoix, MI 49720. You may also contact the Zoning Administrator at zoning@hayvestownshipmi.gov. For waterfront properties: a shoreline inspection is also required. A signed application authorizes the Township officials and consultants to visit and inspect property.

Whenever your property has an improvement added, it is added to the Hayes Township Assessment Roll. The Hayes Township Assessor is notified of new zoning permits & will visit your property to assess the improvements. If you prefer to have an appointment vs the assessor coming to your home unannounced, you should contact the assessor to schedule an appointment. Assessor, 231-497-9361.



Legend:

- Found Survey Iron
- Found Concrete Survey Monument
- Set 5/8" Rod Capped PS No. 56482
- Boundary Line
- Unit Setback Line
- Pavement Surface
- Gravel Surface
- Concrete Surface
- Overhead Utility Lines
- Tree (As Described)
- Sewer
- Top Fire
- Hydrant Drincage
- Route Proposed
- Proposed Bridge
- Area To Be Preserved - Maintain Existing Grce. Do Not Remove Trees w/out Consulting Designworks
- Planting Bed
- Proposed Drive



NUMBER	DATE	REVISION	TABLE	DESCRIPTION

BUNTIN SITE PLAN

DRAWINGS PROVIDED BY:
 DESIGNWORKS INC.
 JILL ROWLEY
 100 MAIN STREET
 JRD@DESIGNWORKSINC.COM

DATE:
 5/7/2024
 SCALE:
 SHEET:
 P-1

Report of the Shoreland Protection Subcommittee on 11707 Pa Ba Shan, Charlevoix.

A project to build a new home on a vacant waterfront lot on the north end of Pa Ba Shan was submitted to the township zoning administrator. A site visit was conducted by VanZee, Griffiths, Morehead, and Noah Jansen (Tip of the Mitt) on October 29, 2024. Submitted plans included a shoreland inventory of plants and trees.

The lot is an average of 437 feet deep and slopes gently towards the water until approximately 30 feet from the OHWM when it becomes a steeper drop to the water level. There area between the building envelope and the shoreline is forested as is normal for an undeveloped parcel in the area The lot in the past had some saplings cut as evidenced by the remaining stumps and root structures. The native ground cover remains intact currently.

The planned build setback is 125 feet from the all-time high-water mark and the landscape plan is to create a lawn area up to the 50" shoreline protection strip (sps) boundary. A flagstone walkway totaling 45 sq.ft. is planned for beach access. The walkway should have sufficient space between the stones so as to minimize impermeable surface runoff and not exceed 6' in width. There is no deck in the plan. The plan calls for stump grinding for damaged trees to be removed in the SPS. This is not consistent with maintaining the root structure as required. Therefore, no stump grinding is allowed in the sps.

As the native ground cover in the SPS is not to be disturbed, and the majority of trees remain in situ in the SPS with any sapling stumps and root structure remaining, the plan to maintain the naturally occurring ground plants is acceptable. No further removal of trees or ground cover inn the 50-foot shoreline protection strip is to occur except for the creation of the pathway to the water which is not to exceed 6 feet in width. Should the owners contemplate any landscaping or plantings in the SPS in the future they need to consult with Tip of the Mitt Watershed Council to ensure their plan is consistent with best practices for an SPS.

It is recommended that the Plan be approved.

PA BE SHAN SHORES CONDO UNIT 2 AS RECD L371 P390-461 1ST AMEND L378- P961-972 2ND AMEND
CHANGING NAME 2003 L546 P420-422(FKA COUNTRY CLUB SHORES) 3RD AMEND L1012 P578-579 CX
CO R/D



Feature Info

PIN: 007120-002-001

Address: 1707 NC

Parcel ID: 001

<http://ems>

utm=001

CREATED WITH MANGO

(https://mangomap.com/?utm_source=mango&utm_medium=map)

© 2024 Charlevoix County

HAYES TOWNSHIP
09195 OLD US 31 N, CHARLEVOIX, MI. 49720

ZONING PERMIT APPLICATION

ZONE DISTRICT _____ PERMIT NUMBER _____ FEE _____ DATE RECEIVED _____

GENERAL INFORMATION

Property Owner Name(s) Walt & Carol Drentke
Mailing Address 14605 PARK AVE
Telephone 517-242-6818 Cell: _____ EMAIL: cara.drentke@gmail.com

PROPERTY INFORMATION

Property Tax ID Number(s) 15-007-320-002-00
Property Address 11707 North Bareshan Trail
Contractor Ron Way Contractor Contact Information 231-675-7767

PROPOSED USE OF PROPERTY

Type of Improvement(s) (describe) NEW HOME
New Construction ☒ Reconstruction ☐ Addition ☐ Sign ☐ Other ☐
Dimensions of Proposed Structure 92' x 96' HEIGHT 28'-4"

PROPOSED ZONING PERMIT

Special Use _____ Type of Special Use _____

P.U.D. _____ Rezone _____ Land Division Split Involved? NO

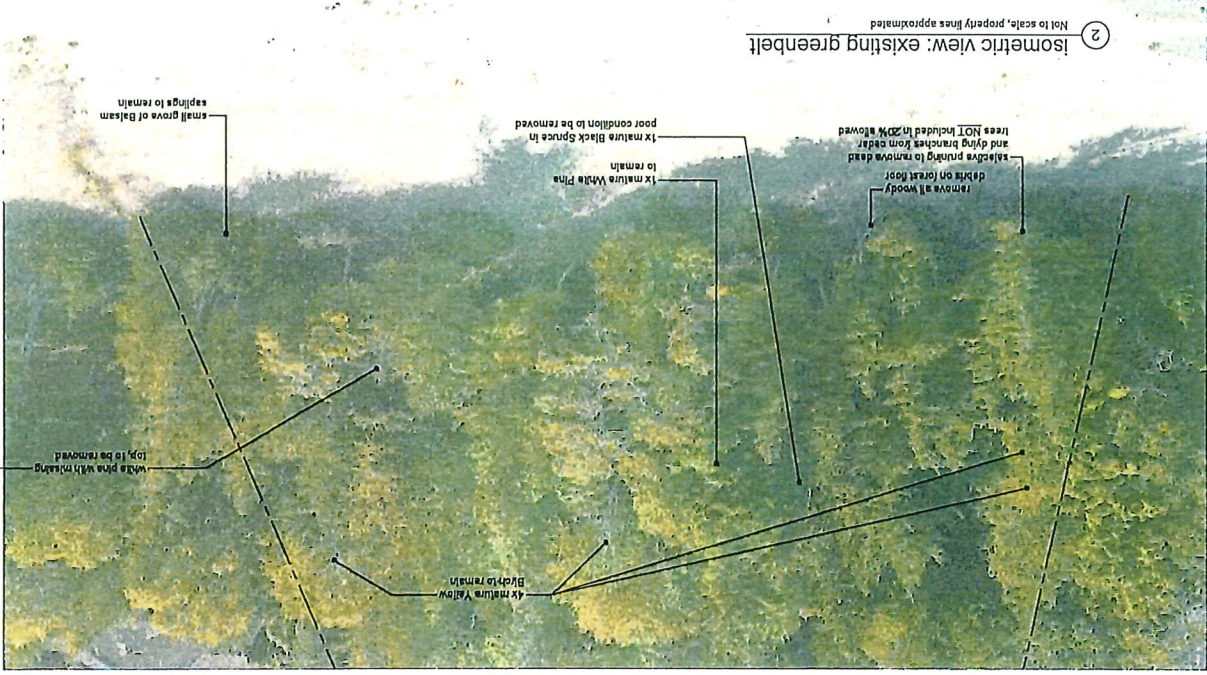
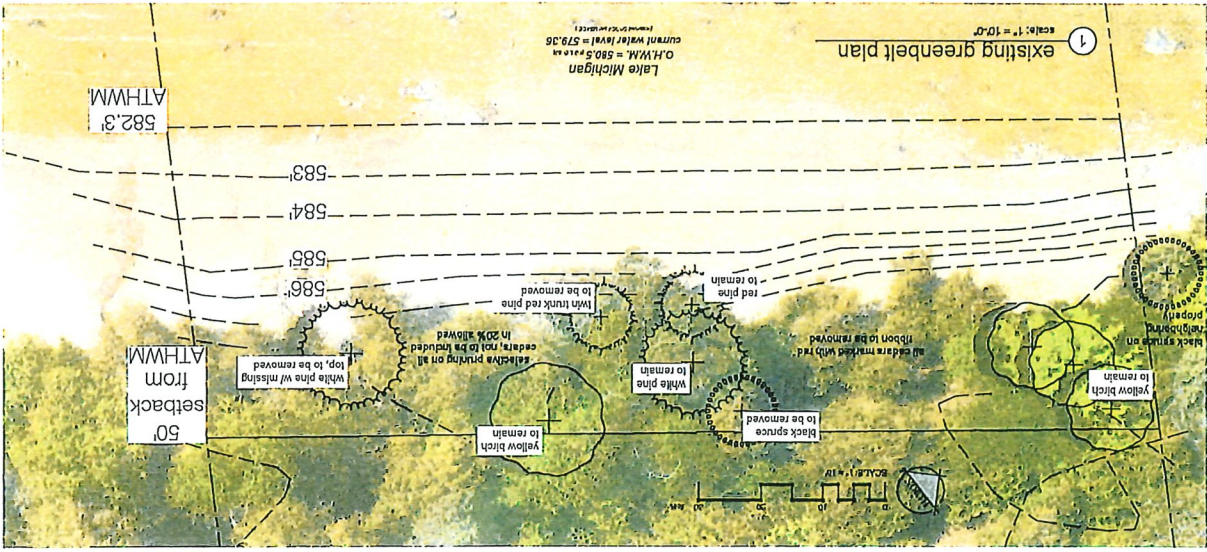
PERMITS & REQUIRED DOCUMENTS

Site Plan Required ☒ Survey Required ☒ Health Dept. Not Req
Road Commission ☐ Soil & Erosion ☒ Corps of Engineers ☐ D.N.R. ☐ D.E.O. _____

Owners Signature(s) Walt & Carol Drentke

Zoning Administrator Signature _____

SEE REVERSE SIDE



IMG 4796



typical sedge & moss ground cover



attempting to preserve existing site character to the greatest extent possible within 50' shoreline setback



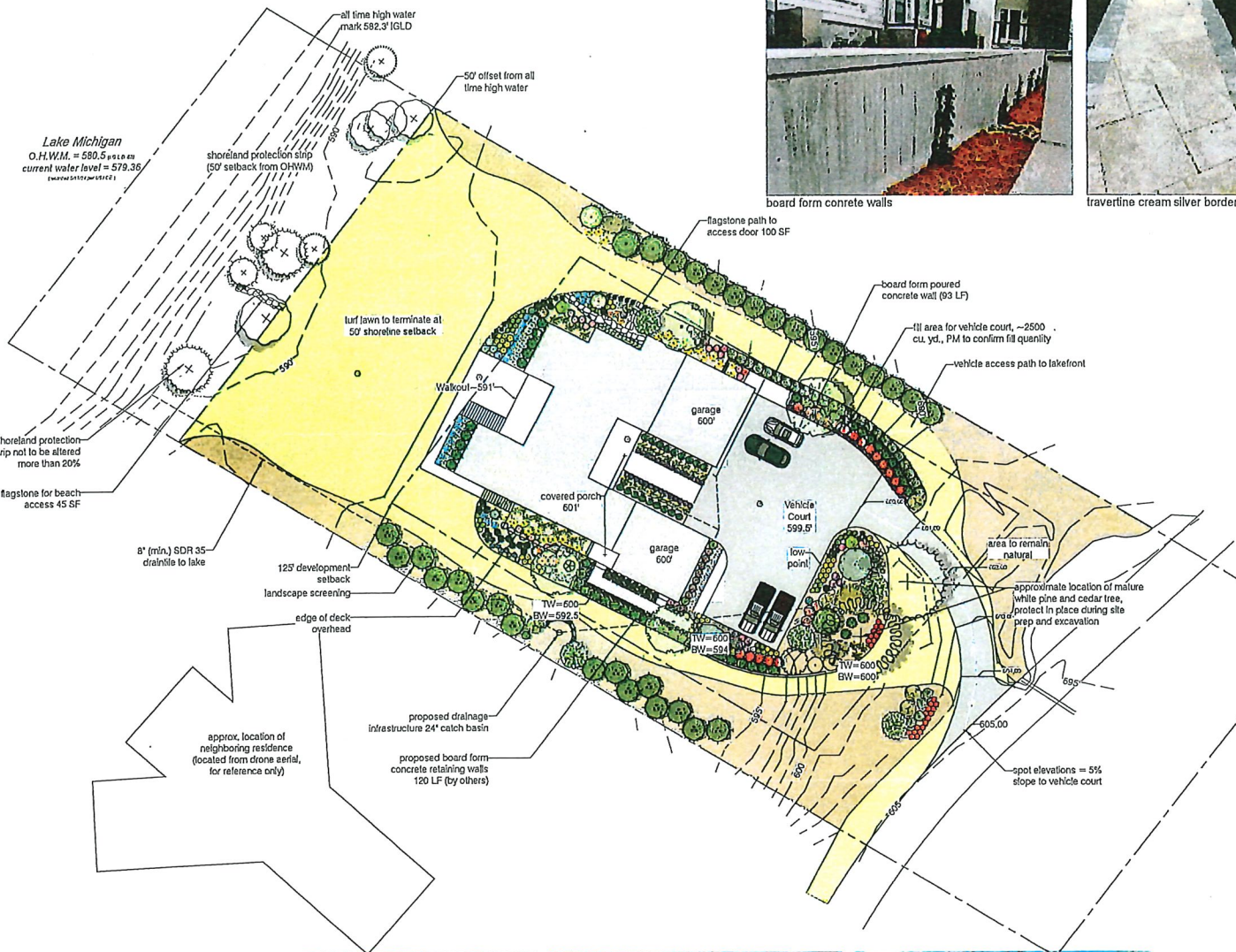
typical bracken fern & wintergreen ground cover

[illegible]

Drenth Residence

PaBaShan Ln.
Charlevoix, Mi 49720

[illegible]



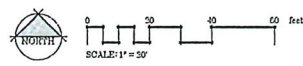
board form concrete walls



travertine cream silver border

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3	1	Plant 3	11-12	3
4	1	Plant 4	11-12	4
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100	1	Plant 100	11-12	100

REFERENCE LISTED SCHEDULE	DATE	DESCRIPTION
1	10-12	Plant 1
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3	11-12	Plant 3
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5	11-12	Plant 5
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67	11-12	Plant 67
68	11-12	Plant 68
69	11-12	Plant 69
70	11-12	Plant 70
71	11-12	Plant 71
72	11-12	Plant 72
73	11-12	Plant 73
74	11-12	Plant 74
75	11-12	Plant 75
76	11-12	Plant 76
77	11-12	Plant 77
78	11-12	Plant 78
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84	11-12	Plant 84
85	11-12	Plant 85
86	11-12	Plant 86
87	11-12	Plant 87
88	11-12	Plant 88
89	11-12	Plant 89
90	11-12	Plant 90
91	11-12	Plant 91
92	11-12	Plant 92
93	11-12	Plant 93
94	11-12	Plant 94
95	11-12	Plant 95
96	11-12	Plant 96
97	11-12	Plant 97
98	11-12	Plant 98
99	11-12	Plant 99
100	11-12	Plant 100



- note:
- survey reconstructed from .pdf document underlay, field verify all conditions and locations prior to construction
 - licensed surveyor to locate house and verify all setbacks

Drenth Residence

PaBaShan Ln.
Charlevoix, Mi 49720

No.	Description	Date
01	Concept Design	10/12/24
02	Advised House Location	10/22/24
03	Final Design	10/22/24

Drost
2010 Cedar Valley Rd
PO Box 608
Pellston, MI 49770
office: 231-348-2024
www.drostlandscape.com

Project No.	25309
Designer	AS
Project Manager	DD
L1 Landscape Plan	



front entry and vehicle court



side porch grilling area



vehicle access path and flagstone path to storage



lakeside patio



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Public Hearing: Nov. 19, 2024: Proposed Renewable Energy Ordinance

3 messages

Jim McMahon <jim_mcmahon_iii@yahoo.com> Tue, Nov 12, 2024 at 4:00 PM
To: "rwgriffits3@gmail.com" <rwgriffits3@gmail.com>, "C. T. Martin" <ctmagnetics@aol.com>, Rex Greenslade <greensladerex@gmail.com>, Mark Snyder <snyderhip@outlook.com>, "careycuddeback@gmail.com" <careycuddeback@gmail.com>, Matt Cunningham <trustee2@hayestownshipmi.gov>, Kristin Baranski <clerk@hayestownshipmi.gov>, Ron VanZee <zoning@hayestownshipmi.gov>

Dear Planning Commission Members,

I am very supportive of implementing renewable energy technologies. I am also very concerned that these worthy projects do not negatively impact nearby residents, properties, and scenic views, something our area greatly relies on for its livelihood. In the mid-2000's, I directly participated with Hayes Township in doing investigation for its 1st wind generator ordinance. So, I have some familiarity with this technology.

I can appreciate the **time pressure** that you, as PC members, are under to approve something that you may feel is not the perfect answer for a renewable energy ordinance. In fact, you may feel there are many flaws with the State of Michigan's supplied model. After having given a great deal of thought to the State's boilerplate ordinance and the mandated short timeframe situation, **I urge you to table the State's model ordinance until you have done sufficient investigation to come up with satisfactory requirements so as to not impose harm on Hayes Township's residents.** Take sufficient time to do the investigation, to do the work, and to develop an ordinance that meets the needs of all parties, both residents and developers. (P.S., although not perfect, Hayes Township already has some wind generator requirements in its current ordinance.)

Don't be rushed into a flawed ordinance that you know, in your heart, you are not comfortable with. Remember, when you vote for an ordinance, Hayes Township accepts a lot of responsibility for the resulting outcome.

Here are some major areas of concern for wind generators. Some items are also applicable to solar power and battery storage:

1. Setbacks should be measured from adjacent property lines, not neighboring inhabited buildings (this could be considered usage theft of neighboring property).
2. Remove the term "average" from sound measurement. Average implies some sounds are higher (perhaps much higher) than 55 decibels.
3. Mitigate avian-kill.
4. Prohibit strobe lighting. Consider intermittent blinking red lighting.
5. Be aware of vibrations, both air and ground.
6. Use natural screening from public view, except for perhaps the upper most parts of installations.
7. Look at what other townships have successfully developed for their ordinance. Hire a renewable energy and community planning expert who can suggest equitable compromises for residents, developers, and the common good.

Again, **please don't be rushed into a flawed ordinance that you are not comfortable with, just for the sake of temporarily keeping control.**

Thank you.

Jim McMahon
phone: 231-347-9829

Deborah Narten <dnarten@gmail.com> Tue, Nov 12, 2024 at 4:11 PM
To: Jim McMahon <jim_mcmahon_iii@yahoo.com>
Cc: "rwgriffits3@gmail.com" <rwgriffits3@gmail.com>, "C. T. Martin" <ctmagnetics@aol.com>, Rex Greenslade <greensladerex@gmail.com>, Mark Snyder <snyderhip@outlook.com>, "careycuddeback@gmail.com" <careycuddeback@gmail.com>, Matt Cunningham <trustee2@hayestownshipmi.gov>, Kristin Baranski <clerk@hayestownshipmi.gov>, Ron VanZee <zoning@hayestownshipmi.gov>

Thank you for this information

Debbie
[Quoted text hidden]

Danelle Hutcheon <dhutch3547@gmail.com> Tue, Nov 12, 2024 at 4:22 PM
To: Jim McMahon <jim_mcmahon_iii@yahoo.com>
Cc: rwgriffits3@gmail.com, "C. T. Martin" <ctmagnetics@aol.com>, Rex Greenslade <greensladerex@gmail.com>, Mark Snyder <snyderhip@outlook.com>, careycuddeback@gmail.com, Matt Cunningham <trustee2@hayestownshipmi.gov>, Kristin Baranski <clerk@hayestownshipmi.gov>, Ron VanZee <zoning@hayestownshipmi.gov>

11/14/24, 2:23 PM

Gmail - Public Hearing: Nov. 19, 2024: Proposed Renewable Energy Ordinance

Well written Jim. I felt the board understood the hurdles and take it seriously. Sounds like you may have some expertise to offer?

Thank you
Dee
Sent from my iPhone

On Nov 12, 2024, at 4:01 PM, Jim McMahon <jim_mcmahon_iii@yahoo.com> wrote:

[Quoted text hidden]