

**BUTLER TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES: MARCH 6, 2024**

**CALL TO ORDER:** Meeting called to order at 7:00pm by Chairperson Doug Bracy

**PLEDGE OF ALLEGIANCE:**

**PLANNING COMMISSION MEMBERS PRESENT:** Chris Parker, Derrick Bracy, Michelle Reed, Chairperson Doug Bracy, Eileen VanVleet, and Tom Waltke.

**PLANNING COMMISSION MEMBERS ABSENT:** Janis Oney

**OTHERS PRESENT:** Jeff Haines from DTE, Garren Griffith from DTE, Township Supervisor Gary Smith and Zoning Administrator Matt Ashenfelter.

**APPROVAL OF PREVIOUS MINUTES:** Motion to approve the minutes from the February 22, 2024 meeting: C. Parker/D. Bracy, all in favor motion passes.

**NEW BUSINESS:**

**REVIEW APPLICATIONS FROM ZONING ADMINISTRATOR:**

Two (2) zoning permits were issued in February. Jonas & David Schwartz, Amend permit #109. 44 X 80 AG building converted to 30 X 44 dwelling w/50 X44 attached garage, \$50.00.

Melvin Graber, 60 X60 stick-built calf barn on 4ft high concrete foundation, \$50.00.

No land splits, No ZBA hearings. One violation complaint, Ann & Damian Lopresto, Notice sent 8/01/23-violation of junk ordinance & unlawful mobile home (fine damage structure in 2021), Tickets to be issued for court appearance. NO COURT ACTION TAKEN AS OF 12/31/23.

12 non-compliance listed, 3 notices sent, 4 no violation present? 2 site visits needed. 1 permit amended, 2 no violation present.

**REVIEW WIND POWER ORDINANCE:** Reviewed the wind energy ordinance (Algansee).

Matt read over all sections of the ordinance: page 1, Under this ordinance, small-scale/on-site wind turbines would be subject to the following limitations: Special use permit required, only permitted in the C-1, I-1, and AG districts. Prohibited on lots under 1 acre in area, height limit of 120 feet (80 feet on lots under 2 acres in area). Utility-scale wind turbines (wind farms) would be subject to the following limitations: Special use permit required, only permitted in the AG districts, prohibited on lots under 5 acres in area, must be at least 2,500 feet from a river or lake, must be at least 2,500 feet from an R-1, R-2, or R-3 zoning district, must be on lot with access to a Country primary Road, height limit of 330 feet. These requirements are all standard. Page 2, Purpose, Definition, Ambient, dB(A), dB(C), Pages 3 & 4, Decibel, FAA, IEC, ISO, Large Turbine/utility-Scale wind energy conversion system, LMax (LAMax or LCMMax, Lease unit Boundary, Met Tower, Participating and Non-participating Parcels, Shadow Flicker, Small Turbine/on-site wind energy conversion system, Wind energy conversion system (WECS), Page 4 & 5, Wind energy facility, Special use permit, Page 5, Electromagnetic interference, Noise, third party report (utility grids WECS only), visual impact, Page 6 & 7, site development, zoning district, lot area/setbacks, Page 7, setbacks from bodies of water, setback from residential zoning districts, tower separation, ground clearance, Page 8 & 9, Safety, Connection to power grid, lighting, vibration, shadow flicker, Page 9, additional studies, annual report, Decommissioning, Page 10 & 11, Abandonment of unused turbines, Complaint resolution.

**OLD BUSINESS**

**DISCUSS MASTER PLAN UPDATE (if time allows),** Will go over at a later date.

**PUBLIC COMMENTS:** Jeff Haines from DTE passes out a paper with a "REQUEST FOR USE DETERMINATION UNDER ORDINANCE SECTION 1.5" Saying: Consequently, we ask that the Planning Commission pass a motion finding that utility-scale solar energy systems are similar to

other uses permitted by special use permit in the AG district and consistent with the purpose of the district and therefore are allowed by special use permit in the district.

There was much discussion regarding this request from Jeff Haines of DTE.

Basically, we want to research zoning ordinance section 1.5, before a decision is made.

**THE NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR WEDNESDAY MAY 29, 2024, AT 7pm, AT THE TOWNSHIP HALL AND IS A PUBLIC HEARING. RE: WIND ENERGY ORDINANCE. And to decide on the request from DTE.**

**ADJOURNMENT:** Motion to adjourn: E. VanVleet/Derrick Bracy. All in favor, motion passes.  
Meeting adjourned @ 9:10pm.

**Respectfully Submitted:**



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**Eileen R. VanVleet**