

Leighton Township Planning Commission Minutes

Date: October 8, 2008

Members Present: Al Zuidema, Scott Chestnut, Louis Murray, Brian Martin, Harry DeHaan,
Ron Schrotenboer

Members Absent: Dave Wright (with Notice)

Others Present: Mark Sisson (Township Planner) and 1 interested person

Art. 1 Chairman Zuidema called a Regular Meeting of the Leighton Township Planning Commission to order at 7:30 pm at the Leighton Township Hall.

Art. 2 Minutes –

Minutes of the September 10, 2008 were approved as presented.

Art. 3 Public Comments – None

Art. 4 Inquiry of Conflict – None

Art. 5 Public Hearing – Amendment to Zoning Ordinance

Mark Sisson, Township Planner, reviewed the proposed amendment to update the Leighton Township Zoning Ordinance for the purpose of adding certain permitted and special land uses, which will include, churches in the AG and R-1 districts, auction houses in I-1, and regulations on solar panels and wind energy systems.

Chairman Zuidema requested Recording Secretary, Shari Harmon, to read the Notice of Publication.

The Public Hearing was opened at 7:50 pm. Comments received:

Gordon VanSingel, owner of 131 Auction, stated that he agreed with the new amendment pertaining to the auction houses and auto auctions. He also wanted to know if the new solar film would be part of the solar panel section.

The Public Hearing was closed at 7:58pm.

Discussion returned to the board. There was consensus to make several edits to the draft ordinance .The changes include:

1. Under Article 5, Section 12.27 (a) Definitions, (1) a) will read as follows: a). A mill or machine operated by wind acting on oblique vanes or sails that radiate from a vertical or horizontal shaft;
2. Under Article 5, Section 12.27 (b)Wind energy Systems allowed as a Permitted Use: item (6) will read as follows:(6) Decommissioning and Removal Required - The applicant shall certify and provide written assurance that the WES shall not be abandoned in place and shall be removed within one (1) year of decommissioning.
3. Under Article 6, Section 12.28 Solar Panels. The size of solar panels referenced in the first line of paragraph (a) is increased from 2 square feet to four (4) square feet.
4. Under Article 6, Section 12.28 Solar Panels the word “as” is to be added in the second to last line of Paragraph (c). Paragraph (c) will read : Roof-mounted solar panels. Roof-mounted solar panels are

permitted and may include “integrated” solar panels that are either integrated architecturally as part of the roof structure or as part of the surface layer of the roof structure causing no apparent change in relief or projection, as well **as** separate flush and tilt “mounted” solar panel systems attached to the roof surface.

The amendment will need to be mailed to the Allegan Planning Commission and will likely be on their November 10, 2008 Agenda.

Motion by Chestnut, supported by Schrottenboer, to recommend that the Township Board adopt the Amendments to the Zoning Ordinance with the modifications stated above.

Roll Call Vote: Aye: Chestnut, Martin, Schrottenboer, Murray, DeHaan, Zuidema
Nay: None
Absent: Wright

Art. 6 New Business –

a. Ramifications of new Planning Statute

Mark Sisson presented to the Board new changes regarding the new Planning Statute that the state passed in September 2008. Tabled discussion for next month.

Art 7. Unfinished Business –None

Art. 8 Other Business – None

Art. 9 Public Comments – None

Art.10 Commissioners Comments – None

Meeting adjourned at 8:42 p.m.

Respectfully submitted,

Shari Harmon, Recording Secretary
Leighton Township Planning Commission