Emmet County Planning Commission Regular Meeting

March 6, 2014
Emmet County Office of Planning, Zoning, and Construction Resources
1. Case 12C-09
Emmet County
Planning Commission

Text Amendment
Wind Energy Systems
Proposed changes: To definitions

- INFRASOUND means very low frequency noise or sound whose frequency spectrum lies mainly in the band from 1 Hz to 20 Hz.
5. On-site WESs. On-site WESs are intended to primarily serve the needs of the consumer on the site of the WES and is designed primarily to serve the needs of a home, farm, or business. If the total height exceeds sixty (60) feet, a Special Use Permit is required and must follow the procedures in Section 2102-1716-C of this zoning ordinance.
7. **Maintenance Schedule.** A maintenance schedule shall be included with the application which shall conform to the manufacturer's specifications or Best Management Practices as recommended by the American Wind Energy Association (AWEA).

a. In the R-1A, R-1B, R-2A, R-2B, R-2C, RR-1 & RR-2 Residential, FF-1 Farm and Forest and the Industrial Zoning Districts:
7. **Maintenance Schedule.** A maintenance schedule shall be included with the application which shall conform to the manufacturer's specifications or Best Management Practices as recommended by the American Wind Energy Association (AWEA). A record of performed maintenance shall be retained for the life of the WES and shall be made available upon request by the Zoning Administrator.
d. No low frequency noise or infrasound noise from wind energy system operations shall be created which causes the noise level at the nearest property line of the properties adjacent to the subject property or lease unit boundary to exceed the following limits:

<table>
<thead>
<tr>
<th>Hz</th>
<th>10</th>
<th>12.5</th>
<th>16</th>
<th>20</th>
<th>25</th>
<th>31.5</th>
<th>40</th>
<th>50</th>
<th>63</th>
<th>80</th>
<th>100</th>
<th>125</th>
<th>160</th>
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<tbody>
<tr>
<td>dB. Leq</td>
<td>92</td>
<td>87</td>
<td>83</td>
<td>74</td>
<td>64</td>
<td>56</td>
<td>49</td>
<td>43</td>
<td>42</td>
<td>40</td>
<td>38</td>
<td>36</td>
<td>34</td>
</tr>
</tbody>
</table>
Readmond & Friendship Townships recommended approval with suggestions regarding information provided to the township.

Bliss, Cross Village, Littlefield, and Springvale Townships recommended approval.

No New Information since Public Hearing in February.
2. Case 2-14
Daniel Seamon

SPECIAL USE PERMIT-Exception
to accessory building size standards
4202 S State Rd, Section 26
Friendship Township
- The property is zoned FF-2 Farm and Forest.
- The property is approximately 25 acres+/-.
- The proposed building meets the setback standards of the Zoning District (Front = 200'; Side = 200'; 1000'+/-; Rear 700'+/-').
- Accessory building permitted size = 2,400 sq. ft. (rear yard); accessory building size proposed = 2,730 sq. ft.
- Location partially screened from State Road with pines and existing accessory buildings.
- No new access proposed.
- Residence exists on the property.
- Friendship Township recommended approval.
Site Plan
Public Comment

Readmond, Cross Village, Friendship Townships’ Recommendation

Master Plan 2014

Enforcement Report
2nd View of Equivalent tower to be installed at the 100ft to 120 ft height on Armock Rd.
Racc Enterprises LLC's
North East view of the Oden tower from West Powers Road
Master Plan

- Chapters 4, 5 & 6 (Economic Development, Utilities, Facilities and Community Services, Transportation)
  - Update census data
  - Update news for NCMC (mobile digital Fabrication Lab, Truck driving school, Plus 50)
  - Wildlife watching – added economic impact
  - Headlands – added International Dark Sky Park information
  - Emmet Recycling – added facility & services
  - Added Lakeshore Express Aviation (Pellston)
Master Plan Continued

- ORV Ordinance – added information
- NMRide – added information
- Tribal Mobility Coordinator
- Expansion/modifications to roads (BIA, connector – Atkins Rd)