

Wilson Township Planning Commission
Special Meeting – August 26, 2015
DRAFT

CALL TO ORDER: Chair John Mathers called the meeting to order at 6:00 PM and led the Pledge of Allegiance.

ROLL CALL: Present: John Mathers, Aaron Nordman, Jeff Argetsinger, Ray Guzniczak, and Mel Nowland. Absent: Mark Wuerth and Jon Jasinski. Others present: Scott McPherson, Planner, Marilyn Beebe, Recording Secretary and Joe Hughes, Jon Johnson, and another unnamed guest with Wolverine Power.

READING OF MINUTES: Moved by Ray Guzniczak with **support** by Mel Nowland to approve as presented the minutes from the August 5, 2015 Planning Commission (PC) meeting, Discussion: None. **Voice vote: Ayes - 5, Nays - 0, Absent - 2. MOTION CARRIED.**

CITIZENS COMMENTS ON NON AGENDA ITEMS: None

NEW BUSINESS:

1. Wolverine Power Site Plan Review – Advance Substation Relocation.

Scott McPherson opened the discussion. He reported that a complete application package was submitted by Wolverine Power for a new transmission station to be located in Wilson Township. A Site Review Findings checklist was also provided for review.

- Mr. Hughes reported that the property purchase form Undine, Inc. was complete and the land division had been approved.
- The plant list plan was reviewed and discussed. Tallest structure will be a lightning protection column that will be approximately 80' tall plus a 2" mast that extends 19'.
- Wolverine personnel will visit the substation several times a month for meter reading and inspection. No personnel will be stationed at the site.
- Mr. Hughes noted that there was a larger than expected elevation change (85') that will require significant grading to create a level site. Twenty thousand yards of topsoil will be removed and 70,000 yards of sub soil will be stockpiled on Undine property. It was suggested that some of the soil could be used to create berms along Peck Road for screening.
- Additional tree removal due to the grading will also be required. Several areas will be replanted to help with screening along Peck Road.
- Substation will use an oil spill containment system around the transformer that is EPA approved. Drainage around the property will route to a retention basin. The storm water control approval is pending.
- Construction scheduled to start mid to late September. Grading should be done by late fall/early winter. May 31st, 2016 is the deadline for completion.

Wolverine Power Electrical Substation SPR 2015-02 Site Plan Review Findings: See attached.

Moved by Mel Nowland with **support** by Jeff Argetsinger to approve the Wolverine Power Electrical Substation SPR 2015-02 Site Plan Review Findings with conditions of obtaining Storm Water and Soil Erosion approval/permits. **Voice vote: Ayes - 5, Nays - 0, Absent - 2. MOTION CARRIED.**

OLD BUSINESS: NONE

OTHER COMMUNICATIONS REPORTS:

1. Jeff Argetsinger: Cemetery issue will be discussed at the next MTA chapter meeting.

ADJOURNMENT: With no further business to come before the Wilson Township Planning Commission, Ray Guzniczak moved to adjourn, with **support** by Mel Nowland. **Voice vote: all ayes by those present. MOTION CARRIED.** The meeting was adjourned at 7:13 PM.

Respectfully submitted

Marilyn L. Beebe, Recording Secretary

Mel Nowland, Secretary

**WOLVERINE POWER ELECTRICAL SUBSTATION
 SPR2015-02
 SITE PLAN REVIEW FINDINGS**

Section 18.8 Standards for Planning Commission Approval of Site Plan

The planning commission shall grant site plan approval if the proposed development meets all of the following general requirements and all other applicable requirements specified in the section for the proposed development:

ORDINANCE REQUIREMENT	STATUS	RELEVANT FACTS
a. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The development shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.	<i>std met</i>	The project is located on property with abandoned fly ash disposal pit will not affect the future development or use of surrounding properties.
b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas	<i>std met</i>	Proposed substation will have significant cuts/fills, existing trees and new plantings will be used for screening and landscaping.
c. Special attention shall be given to proper development drainage so that removal of storm waters will not adversely affect neighboring properties. All developments shall meet the requirements of the Charlevoix County Storm water Ordinance	<i>std met with condition to be approved by county Drain Comm.</i>	<i>Water Township</i> Soil Erosion and Storm Water Plan must be submitted to Charlevoix County for approval and permits.
d. The site plan shall provide reasonable, visual and sound privacy for all abutting properties	<i>std met</i>	Existing vegetation will be used to screen and additional plantings will be added to fill in sparse and/or tree removal areas.
e. All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access to the perimeter by all practical means	<i>std met</i>	Access to and around site suitable for emergency vehicles
f. All structures and dwellings shall have access to a street, walkway or other area dedicated to common use, ingress and egress	<i>std met</i>	Site will have direct access to RD 1 RD PECKAD, OFF MARSHALL RD.
g. A pedestrian circulation system shall be provided which is as isolated as possible from the vehicular circulation system	NA	NA
h. All loading and unloading areas, outside storage areas, including areas for the storage of trash, shall be screened by a vertical screen consisting of structural materials or plant materials no less than six feet in height, gated and located in the rear or side yard area of either the primary structure or the structure closest to the road right-of-way, whichever is closest. The above is prohibited in all front yards	<i>std met</i>	Site will have no outside storage
i. Exterior lighting shall be arranged so that it is downward lighting and deflected away from neighboring properties and so that the lighting element is not visible from any abutting street	<i>std met</i>	Emergency exterior lighting to be used, illumination to be kept on site and downward fixtures to be used.

**WOLVERINE POWER ELECTRICAL SUBSTATION
 SPR2015-02
 SITE PLAN REVIEW FINDINGS**

ORDINANCE REQUIREMENT	STATUS	RELEVANT FACTS
j. All approaches to paved public roads shall be surfaced with bituminous asphalt, concrete or other similar dust-free material	<i>std met</i>	Site is accessed from gravel road.
k. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets. Streets which are part of an existing or planned pattern which serve adjacent developments shall be of a width appropriate to handle the traffic volumes they will carry and be in accordance with the Road Development Section of this Ordinance, or applicable permitting agencies		NA
l. All proposed streets shall be shown on the site plan and shall include an engineer's signature and seal with a statement that the engineer is responsible for the design, and will oversee the construction and development of the road system. The engineer shall further document that the design of the street shall result in safe travel within the site as well as a safe interface(s) between the traffic pattern within the site and the traffic which is located off site including the ability of vehicles to stop in a safe manner		NA
m. Public streets to be deeded or dedicated to the Charlevoix County Road Commission shall meet their applicable standards, and a letter attached from the County Road Commission that indicates their acceptance of the road		NA
n. Private roads shall meet the standards as outlined in the Zoning Ordinance under Standards for Private Roads		NA
o. All common drives or private roads servicing or to serve three (3) or more lots shall have a road maintenance agreement and deed restrictions which provide for the perpetual private (non-public) maintenance of such drives and roads		NA
p. Site plans shall conform to all applicable requirements of Township, County, State and Federal statutes, and Township approval shall be conditioned on the applicant receiving all necessary permits prior to excavation or construction.	<i>std met</i>	Must meet Charlevoix Soil Erosion and Stormwater requirements.
q. For all new and major renovations to existing structures, all overhead utilities shall be buried		NA
r. Signage is in conformance with Article 17	<i>std met</i>	Warning and trespassing signs only
s. The development shall conform to the Wilson Township Land Use Plan	<i>std met</i>	Use conforms to Plan

WOLVERINE POWER ELECTRICAL SUBSTATION
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(MM): mel Nowland

Supported by: Jeff Argenta

Vote: Ayes: 5 Nays: 0 Absent: 2 Abstained: (approved/failed)

DATE 8/26/15

Signature: John D. Malher
Wilson Township Planning Commission Chairperson