

WASHINGTON TOWNSHIP PLANNING COMMISSION
HEARTLAND FARMS WIND ENERGY PROJECT

RESOLUTION RECOMMENDING DENIAL OF SPECIAL LAND USE PERMIT

At a meeting of the Washington Township Planning Commission, Gratiot County, Michigan, held at the Washington Township Hall on 15 day of JUNE, 2022, at 7:00 p.m.:

PRESENT: C KILPATRICK, C MISCHULDA, E WHITFORD, K DIFFEN
ABSENT: NONE DOREEN SUMMER

The following Resolution was offered by E WHITFORD and supported by _____:

WHEREAS, on November 8, 2021, Heartland Farms Wind Project, LLC (“Applicant” or “Heartland Farms”) submitted an application for special land use permit (“SLUP”) and site plan approval for the Heartland Farms Wind Energy Facility (the “WEF”) in Washington Township; and Applicant thereafter submitted supplements to the original application on December 16, 2021, February 28, 2022, March 21, 2022 and May 9, 2022; and

WHEREAS, the Project is located within the agricultural zoning district, an area designated by the Washington Township Zoning Ordinance as appropriate as a special use for wind projects such as this; and

WHEREAS, pursuant to the application, and supplements, the Applicant requests the Planning Commission recommend approval of 6 wind turbine locations, one anemometer (MET) tower access roads, underground electric power collection cables, transformers, underground communication cables, above ground transmission lines and other ancillary facilities to be located in Washington; and

WHEREAS, after providing the required public notice under Michigan law, on the 5th day of May, 2022, the Planning Commission held a public hearing during which it heard comments and input related to SLUP application from the community, the Applicant, and The Spicer Group (an engineering and planning firm retained by Washington Township); and

WHEREAS, the Planning Commission has reviewed Applicant’s SLUP application and supplements, and has found it not to be satisfactory, and not in compliance with the Washington Township Zoning Ordinance.

NOW, THEREFORE, be it resolved by the Planning Commission of Washington Township, Gratiot County, Michigan, as follows:

Section 1. Findings. After the public hearing, further deliberation and review of documents submitted, including the May 18, 2022 report from Spicer Group, the Planning Commission hereby finds that the Application, Supplements and the Project do not meet the

specific requirements of Sections 6.5, 6.6, 6.7 and 15.3 of the Washington Township Zoning Ordinance for at least one of the following reason as indicated below:

Is not designed, constructed, operated and maintained, in a manner harmonious and appropriate in appearance with the existing character of the general vicinity, and/or is not compatible with the adjacent uses of land, because of the following:
not harmonious and appropriate
in appearance.

Will not be served adequately by public services and facilities, as follows:

Involves activities, processes, materials and equipment or conditions of operation that will be detrimental to persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare, or odors:

Is not compatible with the natural environment and/or is not designed to encourage conservation of natural resources and energy, as evidenced by the following:

Site plans for the Wind Energy Facility do not appear to comply with applicable special land use designed standards, as follows:
Signal Interference

Section 2. Conclusion & Recommendation: Based on public comment, and the materials received and reviewed, including, but not limited to, the Spicer Report of May 18, 2022, the Planning Commission concludes that the Application fails to meet all the requirements of the above referenced sections of the Washington Township Zoning Ordinance. The Planning Commission thus hereby recommends that the Washington Township Board deny the Application for Special Land Use Permit No: _____.

ADOPTED: YEAS: Doreen Summer, Carl Kilpatrick, [Signature]
NAYS: [Signature]
ABSTENTIONS: NONE

RESOLUTION DECLARED ADOPTED.

Doreen Summer
Chairperson
Washington Township Planning Commission

CERTIFICATION

I, the undersigned, the duly qualified Township Clerk for Washington Township, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of the resolution approved by the Washington Township Planning Commission on 15 JUNE, 2022.

Signed: Barbara Hoffer
Printed/typed: Barbara Hoffer, Township Clerk