

# Otsego County Planning Commission Special Meeting

Corrected Minutes for October 26, 2015

**Call to Order:** 6:00pm by Chairperson Hartmann

Pledge of Allegiance

**Roll Call:**

Present: Chairperson Hartmann, Secretary Arndt (arrived 6:20pm), Mr. Borton, Mr. Brown, Ms. Nowak, Mr. Klee, Mr. Hendershot, Mr. Mang, Ms. Corfis

Absent: Mrs. Jarecki, Mr. Hilgendorf

Staff Present: Mr. Schlaud, Ms. Boyak-Wohlfeil

Public Present: Joe Hughes, Wolverine Power Supply Cooperative Inc representative, Don Calverley, Wolverine Power, Brian Bejcek, Wolverine Power, John Ernst

**Approval of minutes from:** None

**Consent Agenda:** None

**Other:** None

**Public participation for items not on the agenda:** None

**Public Hearing:** None

**Advertised Case:** None

**New Business:**

*1. Wolverine Power Supply Cooperative Inc, owner is requesting a site plan review for property located in Hayes Township:*

*5542 Van Tyle Rd/071-003-400-030-00*

*071-003-300-020-00*

*071-003-300-025-04*

*Property is located in a FR/Forest Recreation Zoning District*

*PZPR15-002- proposed use of the property is the installation of a transmission substation*

Joe Hughes, Wolverine Power Supply representative stated Wolverine Power was proposing the installation of a transmission substation in Hayes Township to connect the Alpine Power Plant in Elmira Township to the existing electric transmission system. It would also connect Alpine Power to the existing International Transmission Company's (ITC) 138,000 *volt* transmission line which crosses the Hayes Township property. The power from the Alpine Power Plant will be delivered down Wolverine's existing corridor and will meet ITC's transmission line at the proposed site. The transmission station will switch the power on or off as needed. The interconnection will provide improved transmission reliability. Wolverine was currently in the process of updating all their existing substations between the Advance Transmission Station outside Boyne City to the current gas-fired power plant on Milbocker Rd. They will redo the Elmira Distribution Station on Flott Rd and M-32, the Alpine Distribution Station on Alba Rd and the substation within the Milbocker plant in addition to the new substation on Van Tyle Rd.

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Mr. Hughes stated Wolverine Power had acquired one hundred and twenty (120) acres off of Van Tyle Rd. and had a purchase agreement for an additional fifty (50) acres to be finalized the beginning of 2016. The substation will sit in the center in of the forty (40) acre parcel to the north. The property is over a ¼ mile north of Van Tyle Rd with the nearest house being eleven hundred feet (1,100') away. It is a large wooded piece of property screened from view with a two hundred foot buffer of trees.

The fenced area of the transmission station will be 372'x380' approximately 3.25 acres. The tallest structures will be the lightning masts approximately eighty feet (80') and the transmission line terminations inside the fencing will be approximately sixty-five feet (65') tall. The equipment building called the "Control House" will be 28'x60'x14.6' in height and will be used to protect the electrical metering and control equipment from the weather. The prefab building will be constructed of tan corrugated steel mounted on pylons with a steel floor..

Mr. Hughes stated the property is zoned Forest Recreation as are the surrounding properties. Steve Johnson has contacted the owners of these properties and no one has any issues or concerns. **He pointed out the two (2) lights mounted on the control house by the exterior doors saying they were about twelve feet (12') from the ground shining downward.** It will be visited twice a month for inspection and meter reading. There will be no personnel at the location. The security fence around the substation will be seven feet (7') of chain link with a one foot (1') barbed wire above that **and a four foot (4') perimeter property fence of smooth wire.** There will be a swing gate at the driveway on VanTyle Rd **and with all the existing trees, landscaping was not needed. They could however put in some possible landscaping at the driveway entrance to dress it up but asked that wait to be decided after the driveway had been put in to see how it looked.**

He stated they had obtained a soil erosion permit from the County, a storm water management permit from the Department of Environmental Quality (DEQ), a driveway permit from the Road Commission and he had met with Chief Duffield from Otsego County Fire Department and sent a letter stating there were not any issues and they will also obtain a building permit for the foundation from Land Use when they are ready to install in the building.

Mr. Arndt arrived 6:20 pm.

**He displayed a map highlighting all the trees that will remain after the substation is complete along with the fencing and grassed area.**

Chairperson Hartmann asked if this would all be ready next year.

Mr. Hughes stated it had to be ready to be brought online. He introduced the other members attending from Wolverine Power.

Mr. Schlaud stated normally he would have reviewed the site plan himself but because of the mass of the project, he requested Wolverine Power present it to the Planning Commission for their input. He stated he would review the other site plans for the existing substation upgrades.

Mr. Hughes stated they would submit those to the Land Use Department as they were ready.

Mr. Borton questioned the plan for the fifty (50) acre parcel being purchased the beginning of the year.

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Mr. Hughes stated they did not have any plans for the fifty (50) acres at the present. They purchased fifty-six (56) acres of the parcel to the west this year and will purchase the other fifty (50) next only because the owners did not want to sell the entire piece of property in the same year.

Mr. Mang questioned if this was a permitted use in a FR Zoning District.

Mr. Schlaud stated Section 22.1 Essential Services permitted the use by exemption from the Ordinance.

Mr. Hendershot stated Wolverine Power had presented to the Hayes Township Board and they had approved the site plan.

Mr. Arndt Stated he had visited the site and thought the location made good sense.

Motion made by Mr. Hendershot to approve site plan PZPR15-002 as presented by Wolverine Power per the presentation and drawings; Seconded by Mr. Borton

Motion approved unanimously.

## Unfinished Commission Business:

### 1. Verizon Wireless Tower/247 Old State Rd/PSUP14-003 Extension

Mr. Schlaud read Section 19.11 Expiration of Special Use Permit aloud and stated Verizon had applied for an extension with the letter presented at October's regular meeting. They did not have to apply in person. It was up to the Planning Commission to grant the one (1) year extension.

Motion made by Mr. Hartmann to approve the one (1) year extension for PSUP14-003 for the Verizon Wireless Tower on Old State Rd; Seconded by Mr. Brown.

Motion approved unanimously.

### 2. Telecad Wireless fencing amendment request

Mr. Schlaud stated Telecad Wireless had requested an extension of their fenced in area from the 50'x50' compound area to the 100'x100' leased area.

After discussion, Mr. Schlaud stated he would request more information from Telecad.

**Reports and Commission Member's Comments:** None

**Adjournment:** 6:36pm by Chairperson Hartmann

Ken Arndt; Secretary

Christine Boyak-Wohlfeil; Recording Secretary