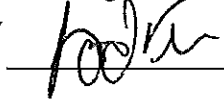


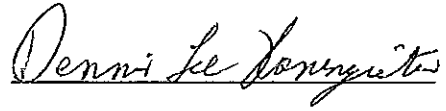
Members of the Planning and Zoning Board Dennis Kanengieter, Paul Brandt, Kevin DeBoer met with the Commissioners on Tuesday, March 7, 2017, at 10:15 A.M., in the Commissioners' room of the Courthouse in Clear Lake to discuss the recommended changes to Section 1215 Wind Energy System (WES).

- 1) Increase the setbacks from participating and non-participating residences to not less than 1500 feet. Commissioner Gary DeJong asked why 1500 ft. for both participating and non-participating; Brandt said wanted to treat both the same; Brandt showed on paper maps four sections of land and the buildable areas with 1500' setback; with ½ mile setback showed what the buildable area would be on four sections of land; point is that distance from the property line is 110% of turbine height or will be approximately 500'; Kanengieter said they should go by residence not property line; he said some asked for 3230'; some didn't want to change ordinance at all; some asked for a mile. Brandt said the 1500 ft. setback is something the Zoning Board felt all can live with;
- 2) Reduce the allowed noise level from 50 dBA at the perimeter of existing residences to 45 dBA for non-participating residences. That change could add another 500 ft. to reduce dBA; 1500 ft. won't be adequate to get 45 dBA per Dan Litchfield; DeJong asked about noise inside a home versus outside the home.
- 3) Include a limit for allowable shadow flicker at existing residences to no more than 30 hours annually; Commissioner Rhody asked about a waiver option; Brandt and Kanengieter stated another factor for developing the county is the financial benefit; Kanengieter said financial benefit for townships is very good; Kanengieter said if setbacks too tough wind companies won't develop here; Rhody asked about the possible property value loss; good farm ground is lost where towers sit; Kanengieter said consider pros and cons; don't lock their neighbors out; Rhody stated we have to represent everyone and not just one faction and have to work all together to make this work; Rhody talked about waivers that maybe should be used;
- 4) Include a setback from the municipalities of Goodwin, Toronto, Gary, Brandt, Astoria and Altamont of one mile from the nearest residence and one and one half miles from the nearest residence in the town of Clear Lake, except the area of Clear Lake located in Section 11, 12 and 14. DeJong asked why didn't use city limits; Zoning Board said town of Brandt takes in several rural Ag properties; Kanengieter said Clear Lake probably chance for it to grow and 1.5 miles from residence would allow that;
- 5) Add a setback from the Lake Park District located at Lake Cochrane and Lake Alice of two miles from the boundary of the Lake Park district and one mile from the Lake Park district at Bullhead Lake. Set back is from the high water mark; Brandt said trying to protect everyone; Dumke asked about the Zoning Ordinance and when first amended.

Kanengieter called the meeting.



Jodi Theisen
Zoning Officer



Dennis Kanengieter
Chairman, Zoning Board