

HOPKINS TOWNSHIP PLANNING COMMISSION
RESOLUTION FOR RECOMMENDATION OF ZONING AMENDMENT

RESOLUTION NUMBER: _____

A recommendation to the Hopkins Township Board of Trustees to amend the Hopkins Township Zoning Ordinance by adding the following language:

AN ORDINANCE TO AMEND HOPKINS TOWNSHIP'S ZONING ORDINANCE, BY ADDING SUBSECTION 157.055 TO REGULATE THE INSTALLATION, USE AND RECLAMATION OF WIND ENERGY SYSTEMS AND TO REPEAL ANY ORDINANCES IN CONFLICT THEREOF; AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

THE TOWNSHIP OF HOPKINS ORDAINS:

SECTION 1: ADD SUBSECTION 157.055: MET TOWERS TO THE HOPKINS TOWNSHIP ZONING ORDINANCE TO READ AS FOLLOWS:

- A. A MET Tower may be permitted as a Special Use only within the AG and R1 Districts, subject to the regulations of this section and also the special use review procedures and standards of subsections 157.345-157.359, Special Use Permits of this Zoning Ordinance.
- B. For purposes of this Section a MET Tower is a meteorological tower used for the measurement of wind speed.
- C. **Application Requirements:** An applicant for a MET Tower shall submit an application in accordance with the requirements of Special Uses and Site Plan Review subsections of this Ordinance and shall also submit the following materials:
 - a. A description of the number and type of MET Tower(s) to be installed and the expected length of time that the MET Tower will be operable.
 - b. A description of the height of the MET tower and its design including cross section and elevation drawings as a diagram of how the tower will be anchored to the ground.
 - c. An explanation of the purpose of the tower, the type, height and number of wind energy systems anticipated to be proposed for installation on the site or nearby
 - d. A statement from the applicant that the MET tower will be installed in compliance with the manufacturer's specifications and a copy of the manufacturer's specifications.
 - e. A description of the tower maintenance program
 - f. A decommissioning plan explaining the process to be undertaken by the applicant for tearing down the tower and removing all tower equipment, materials and structures and restoring the site so it can be used for a use permitted in that zoning district.
 - g. Security measures including emergency contact personnel.
 - h. Ten copies of a site plan drawn at a scale of not more than one inch equaling 100 feet, however a larger copy may be accepted by the Planning

Commission depending on the size of the parcel. The site plan shall contain a minimum of the following, unless specifically waived by the Planning Commission:

- i. The date on which the site plan was prepared
- ii. A north arrow and legal description of the property
- iii. Property lines and dimensions of the parcel containing the tower, as well as the area leased for the tower if applicable, the height of the MET tower and its distance to all property lines
- iv. Any buildings or structures existing on the site and the use of the parcel.
- v. The distance to the closest building on adjacent property
- vi. The location of any overhead transmission lines on the site or adjacent property which might be affected by the MET tower
- vii. Guy wires, guy wire anchors and any other tower supporting structure or device.
- viii. Type and height of fencing to be installed around the tower or an equipment building
- ix. Elevation drawings of any buildings designed to serve the tower
- x. Access road; width and construction standards
- xi. Any lighting proposed to be located on the tower.

D. General Requirements:

- a. The tower shall be set back from all property lines a distance of not less than 1.1 times the height of the tower as measured from the base of the tower.
- b. All applicable state construction and electrical codes and local building permits requirements;
- c. Federal Aviation Administration requirements; All tower lighting required by the FAA shall be shielded to the extent possible to reduce glare and visibility from the ground. The tower shaft shall not be illuminated unless required by the FAA, and the minimum FAA lighting standards shall not be exceeded.
- d. The Michigan Airport Zoning Act (Public Act 23 of 1950)
- e. The Michigan Tall Structures Act (Public Act 259 of 1959)
- f. A MET tower which is unused or abandoned shall be removed, along with any associated buildings and structures, by the owner/operator within 90 days of the date of a written notice by the Township. An extension of 90 days may be granted by the Planning Commission upon a request from the owner/operator citing extenuating circumstances beyond their control in removing the tower within the initial 90 period.
- g. In removing the tower, the owner/operator shall comply with the decommissioning plan submitted by the applicant and as approved by the Planning Commission.

E. Planning Commission The Planning Commission shall review the proposed MET tower according to the standards for Special Uses contained in subsection

157.349 herein. The Commission may approve a MET tower for a specified

period of time subject to renewal by the Planning Commission. The Commission may impose reasonable conditions in its approval of a MET tower in accordance with Section 157.349 herein, including, but not limited to a requirement that the applicant provide regular reports regarding the maintenance and condition of the tower. In approving a MET tower the Commission shall require that the applicant provide a performance guarantee in a form and amount acceptable to the Township for the cost of removing the MET tower and restoration of the site.

- F. **REPEAL:** Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

- G. **EFFECTIVE DATE:** This Ordinance shall become effective eight (8) days after its publication following final adoption or as required by law.

Mark Evans, Supervisor

Eric Alberda, Clerk

I, Eric Alberda, Clerk of the Township of Hopkins do hereby certify that the above is a true action taken by the Township Board of Trustees on the ___ day of _____ 2023

Eric Alberda, Clerk
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