

Article III Sec. 33 Wind Turbines and Related Structures

Wind Turbine shall mean equipment which converts wind energy into electricity through the use of a turbine generator and includes turbine, blade, tower, base, transformer and all associated equipment and apparatus.

A. Permitted Use: A building mounted wind turbine or a free-standing wind turbine which is 60 feet or less in height shall be considered a permitted accessory use in any zoning district if it meets the following standards and requirements.

1. All wind turbines shall comply with the Egelston Township Building and Electrical Codes. Code permit applications shall be accompanied by a drawing of the wind turbine structure including its location on the property.
2. All components of the wind turbine shall conform to applicable state and national codes and standards.
3. Wind turbines shall be kept in the original manufactured color.
4. Wind turbines shall not be artificially lit except as required by law.
5. Wind turbines shall not display advertising.
6. A free-standing wind turbine shall be set back from the nearest property line a distance at least equal to the turbine's maximum height.
7. The owner shall, at its expense, complete decommissioning of a wind turbine within twelve (12) months after it ceases useful operation.
8. All wind turbines shall have lightning protection.
9. The owner shall take reasonable steps to avoid any disruption or loss of radio, telephone, television or similar signals and shall mitigate any harm caused by the wind turbine.
10. All wind turbines connected to a utility grid must comply with all applicable requirements of the Michigan Public Service Commission and the owner's electricity supplier.
11. Wind turbines must be kept and maintained in good repair and condition at all times and shall not pose a safety hazard.
12. The ambient sound level from a wind turbine shall not be in excess of 50 decibels at the nearest property line.
13. The owner shall take reasonable steps to minimize shadow flicker to any occupied building or structure on adjacent or neighboring property.

B. Special Land Use: Free-standing wind turbines and anemometer towers exceeding 60 feet in height shall be considered a special use in any district, subject to the planning commission Site Plan review requirements of Article V and the Special Land Use permit requirements of Article VI. The Site Plan and Special Land Use Permit Application shall also contain the following information and demonstrate compliance with the following requirements:

1. A drawing of the project signed or stamped by a licensed professional engineer, including a narrative describing the project, its location, the approximate generating capacity of the wind turbine or project, the height and location of the turbine or turbines to be constructed and a description of all ancillary facilities and transmission lines.
2. Each proposed wind turbine or anemometer tower shall be set back from any adjoining property line or public road a distance equal to 1.5 times the height reached by any part of the turbine or tower.
3. Wind turbines and anemometer towers shall be kept in the color in which they are manufactured.
4. Wind turbines and anemometer towers shall not be artificially lit except as required by law.
5. Wind turbines and anemometer towers shall not display advertising.
6. The ambient sound level from a wind turbine shall not be in excess of 50 decibels at the nearest property line.
7. The project will not cause disruption or loss of radio, telephone, television or similar signals to any adjacent or neighboring property.
8. The project will not be the source of shadow flicker to any occupied building or structure on adjacent or neighboring property.
9. Written approval, if required, from the Michigan Public Service Commission and any public utility to which the project may be connected.
10. Appropriate measures to insure public safety, including, but not limited to warning signs, fencing, emergency contact information, and an emergency plan appropriate to the size and scope, of the project.
11. A decommissioning plan describing the intended disposition of the, wind turbine project facilities at the end of their useful life. The plan shall describe any agreement with the land owner regarding equipment removal upon termination of any lease.

Adopted 8/16/10
Effective 9/28/10