

**Planning Commission Meeting  
January 8, 2019**

Meeting called to order: 7:00 p.m.

**Board Members Present:** George Teagarden, David Berglund, Charlene Sims, Ed Andersen, Richard Morrell, Fred Kautt, Melanie Staton, Tate West and Secretary Courtney Calkins.

Also present: Andy Mayhugh, Planning & Zoning Director.

Pledge of Allegiance led by Fred Kautt.

Minutes were discussed. After discussion, motion by Ed Anderson to approve the minutes of the December 11, 2018 meeting as written. Seconded by George Teagarden. Motion passed 8 - 0. Secretary and Chairman signed.

**New Business:**

**2019 ELECTION of OFFICERS:** Ed Anderson Motion, Fred Kautt 2<sup>nd</sup>. Motion Passed Unanimously.

**Chairman:** Charlene Sims nominated **Dave Berglund**. Ed Anderson 2<sup>nd</sup> the motion. Richard Morrell moved to cease nominations. Vote passed 7-0 approved (1 non-vote).

**Vice Chairman:** Ed Andersen nominated **Richard Morrell**. George Teagarden 2<sup>nd</sup> the motion. David Berglund moved to cease nominations. Motion Passed Unanimously.

**Secretary:** Dave Berglund nominated Courtney Calkins. Fred Kautt 2<sup>nd</sup> the motion. Motion Passed Unanimously.

- Approval needed by each member for 2018 mileage reimbursement. Members signed and/or corrected mileage form for submittal to accounting.

**Old Business:**

**David Fisher:** Provided a new presentation (*See Enclosure*).

- KS Statute 12-741 is for the "protection of the public health, safety and welfare".
- Setback Considerations.
- Property Values.
- Conclusion

**David Berglund** asked for any other comments. None given.

**Andy Mayhugh** discussed the following:

**Proposed Amendments to Zoning Regulation.**

**APPENDIX A:**

- Page 2 - § D - ¶ 1 - Sub§ A.

Commercial Wind Energy Conversion Systems shall be set back from public roads a distance equal to at least **1.5 times** height of the system and from any **Participating** commercial or residential structure...

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- Page 2 - § D - ¶ 1 - Sub§ B.

No turbines shall be located closer than *1.5 times* the height of the system from the lot lines of any property....

- Page 2 - § D - ¶ 1 - Sub§ C.

All turbines will be set back from any residential structure of a non-participating landowner *existing at the time of application*, a distance equal to at least three times the height of the system or *2000 feet*, whichever is greater.

- Page 3 - § D - ¶ 7. .... *on Demand Lighting* approved by the (FAA).
- Page 3 - § E - ¶ 1.

...matter is heard by the *planning commission*,

- Page 3 - § E - ¶ 1 - Sub§ B.

Applicant must provide the names and addresses of all landowners within the WECS project area and all landowners within *1 mile of exterior perimeter* of the WECS area. Staff recommended changing this 1 mile listing to 1000' as is provided in State Law for rezoning cases.

- Page 4 - § F - ¶ 1.

A topographical map with contours at intervals of *10 feet* at a 1: 2000 Scale....

- Page 5 - § I.

Applicant shall comply with all requirements provided by law and obtain all permits required by..... and the Farm Service Agency (FSA) regarding the protection of wildlife and *identification of* wetlands.

- Page 5 - § L - ¶ 1.

*The applicant shall provide 24-hour contact information to the Linn County Emergency Management Department and shall post emergency contact information on site.*

- Page 5 - § L - ¶ 2.

Any equipment so identified shall be *purchased or provided by the applicant*.

**DECOMMISSIONING AGREEMENT – Allen County Example Provided.** (*this document is not part of their application, it is a separate document. It is a legal document between the County Commissioners and the applicant. It must be approved prior to construction.*)

**WIND FACILITY DECOMMISSIONING – North Dakota Example Provided.**

- **Andy Mayhugh** Recommends setting Appendix A for Public Hearing. The commission can always require more information from an applicant, but this will allow us to be more prepared than other counties have been previously.
- **David Berglund:** Came back from Washington recently watched wind turbines for hours. This made him aware of the way energy is going. He is glad we are taking these steps to be prepared. No one will be able to throw an application on Andy's desk and start building.

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**Vote on Changes to Appendix A:** A motion was made by Charlene Sims to approve, Richard Morrell 2<sup>nd</sup>.  
Motion Passed unanimously.

**David Berglund** would like to have more time to study before setting a public hearing for Appendix A.

**Ed Anderson:** Let David Fisher know that he appreciates all the work David has done as well as his input. It's not gone to waste.

**Frank DeRemus** of Blue Mound stated he was unclear if the decision had been made to allow windmills in Linn County.

**David Berglund:** There has been no decision not to allow them. Right now, we are trying to accomplish the regulations.

**Frank DeRemus:** Research from the World Health Organization and universities is being released on wind turbines. Just because everybody's doing it doesn't mean it's the right thing to do. The health effects and effects on wild life are scary. They have seen an increase of Cardio Vascular disease. There are also economic concerns. It seems like a corporate move to feed from government subsidies. Wind turbines have the largest subsidies and lowest energy production (about 2%.) Germany is shutting them down in their own country and now a German Company is coming here to set them up. The feasibility is not there, and the technology is not there. We have a lot of people that survive on animals and farming here. There's noise pollution affecting trees and animals. Plant life dies, and wild animals move out of those areas. This creates changes in the eco environment. The noise pollution is 48 decibels at their peak. There's also sound radiation emitted. The World Health Organization is starting to recognize these issues now.

**David Berglund:** We are a long way from Government Subsidies. We will do our best to make it as safe as possible and have our home work done.

**Andy Mayhugh:** If an application is made and completed then there will be a Public notice issued in the newspaper and the property owners will receive a notice. This board can only make a recommendation to the County Commissioners to consider.

A motion was made by Richard Morrell to adjourn and Charlene Sims 2<sup>nd</sup> which passed unanimously.

Attest:

  
Secretary – Courtney Calkins

  
Chairman – David Berglund

Clc

1 Enclosure