

**RIGA TOWNSHIP**

**ORDINANCE NO. \_\_\_\_\_**

**AMENDMENT TO THE 1974 ZONING ORDINANCE OF RIGA TOWNSHIP**

**RIGA TOWNSHIP ORDAINS:**

**Section 1. Purpose and Findings.**

A. Purpose. The most common and prevalent land use within Riga Township is the Agricultural District ("AA") and its preservation has been an ongoing goal within the community for many years. For example, Riga Township has stated, among other purposes, that it desires to protect the character and the stability of the agricultural, recreational, commercial and other areas within the Township and promote the orderly and beneficial development of such areas.

Michigan's Public Act 295 of 2008 is known as the Clean, Renewable, and Efficient Energy Act (the "Act"). The Act's purpose is to promote the development of clean energy, renewable energy, and energy optimization through the implementation of a clean, renewable, and energy efficient standard. Naturally occurring wind has been acknowledged and referred to as a new "crop" within the State of Michigan. Traditional farming operations require large tracts of land not typically located near densely populated areas due to their inherent nature and necessity for mass production of grains, animal husbandry, dairying, horticulture and other agricultural activities. Farming has been and is expected to continue to be an ongoing and economically viable means of employment for many throughout the State and more specifically in Riga Township for future land owners. Similarly, as a new "crop," wind regulations are now necessary for agricultural districts to further the goal of agricultural preservation and minimize the potential adverse effects of this emerging land use on adjacent properties.

B. Findings. The following guidelines have been developed with the intention of obtaining an appropriate balance between the need for clean, renewable energy resources and the need to protect the public health, safety, and welfare of the community. Additionally, given the advancement in technology of "wind development" in general, according to the latest maps generated by the Michigan Department of Labor and Economic Growth, specific locations within Riga Township may support the implementation of Utility Scale Wind Energy Systems. To prepare for potential "wind development projects" within the Township, the ordinance may require certain developments to obtain a Conditional Use Permit. The following language amendment encourages the orderly development of alternative energy resources in the Agricultural

District to further preserve large tracts of land within said district for future agricultural use and protects the health, safety and welfare of the residents of Riga Township.

**Section 2.** Amendment of Article VII, Section 7.10. Section 7.10 of the Zoning Ordinance of Riga Township is hereby amended to read as follows:

**SECTION 7.10. HEIGHT REGULATIONS.** Except as otherwise expressly stated, the height requirements established by this Ordinance shall apply uniformly in each zoning district to every building and structure except that the following structures and appurtenances shall be exempt from the height requirements of this Ordinance; spires, belfries, penthouses and domes not used for human occupancy; chimneys; ventilators; skylights; water tanks; bulkheads, utility poles and power lines, not including Wind Energy Facilities and Systems defined by this Ordinance; radio and television broadcasting and receiving antennae; silos; parapets; and other necessary mechanical appurtenances; provided their location shall conform where applicable to the requirements of the Federal Communications Commission, the Civil Aeronautics Administration, and other public authorities having jurisdiction.

**Section 3.** Amendment of Article VII, Section 7.24.3.b.1. Section 7.24.3.b.1 of the Zoning Ordinance of Riga Township is hereby amended to add subsections "s.", "t." and "u.", which shall read as follows:

- s. Meteorological Towers ("MET Towers") greater than 40 feet in Total Height.
- t. On-Site Use Wind Energy Systems ("On-Site WES") greater than 40 feet in Total Height.
- u. All Utility Scale Wind Energy Systems ("Utility Scale WES").

**Section 4.** Amendment of Article VII, Section 7.24.3. Section 7.24.3 of the Zoning Ordinance of Riga Township is hereby amended to add subsections "e." and "f.", which shall read as follows:

- e. In addition to the information required by Section 7.24.3.c, site plans submitted for On-Site WES or MET Towers greater than 40 feet in Total Height shall also include the following information:
  - 1. An application for a Conditional Use Permit and Site Plan Review for On-Site WES or MET Towers Greater than 40 Feet in Total Height.

Prior to any installation efforts taking place upon a Participating Parcel, an application for a conditional use permit under Section 7.21 and site plan review and approval under Section 7.24 and this subsection must be filed and approved respectively by the Riga Township Board of Trustees and the Riga Township Planning Commission. Information required for said

reviews must, in addition to any other information required by Sections 7.21 and 7.24, include the following:

- a. Name of property owner(s), parcel identification number and address.
- b. Zoning classification of the Participating Parcel.
- c. Proposed type, number and height of the On-Site WES or MET Towers to be constructed including the manufacturer and model, product specifications regarding noise output (measured in decibels; dB(A)), total rated generating capacity, dimensions, rotor diameter, and description of ancillary facilities (including but not limited to tower design, color, and wiring).
- d. Evidence that the Michigan Public Service Commission and the subject utility company have been informed of the applicant's intent to install an interconnected, customer-owned generator and that such connection has been approved.
- e. A map drawn to scale depicting the Participating Parcel's property lines, locations of existing roads and access drives, structures including above and below grade utility lines, public easements and existing mature vegetation.
- f. The required setbacks shall be displayed upon the Participating Parcel's site plan.
- g. The location(s) of the On-Site WES or MET Towers and its supporting electrical system's components including distances from existing structures, utility lines or any other possibly impacted items on-site.
- h. An engineered set of plans illustrating the proposed On-Site WES or MET Towers must be prepared or reviewed by a registered engineer.
- i. Standard drawings of any proposed equipment for review of the structural components of the On-Site WES or MET Towers, including structures, towers, bases, and footings. A registered engineer's certification is required for all drawings and any necessary calculations that indicate that the system complies with all applicable local, state, and federal building, structural and electrical codes.

2. General Requirements

In addition to the required standards and findings under Section 7.21.5 and 7.24.4, On-Site WES or MET Towers greater than 40 feet in total height may be permitted as a conditional use in the AA - Agricultural District and a site plan approved if they comply with the following requirements:

- a. Installation of the proposed On-Site WES or MET Towers shall be consistent with the public health, safety and welfare of Riga Township.
- b. On-Site WES and MET Towers must comply with all State, Federal and local laws and regulations, including but not limited to the applicable requirements of the Federal Aviation Administration ("FAA"), the Michigan Airport Zoning Act and the Michigan Tall Structures Act both prior to and after installation.
- c. The On-Site WES and MET Towers must minimize the adverse impacts of technological obsolescence of such equipment.
- d. Visual Appearance
  1. On-Site WES and MET Towers shall be required to be of a neutral, non-reflective, non-obtrusive color which must be maintained throughout the life of the product.
  2. On-Site WES and MET Towers shall not be artificially lighted except to comply with applicable FAA or other Federal, State or local requirements, or to the extent necessary for the reasonable safety and security thereof.
  3. No advertising is permitted upon an On-Site WES or MET Tower. Additional items such as banners, streamers, flags and similar items are hereby prohibited from being attached to any On-Site WES or MET Towers or their support structure.
  4. Support structures (i.e. the tower and or base) for an On-Site WES or MET Tower may utilize guy wires. Said guy wires must be clearly visible from ground level to a vertical height of six (6') feet via altered coloring, striping methods or other administratively approved methods of delineating or highlighting this part of the structure.
  5. Any electrical system components related to the On-Site WES or MET Tower, except necessary wiring from the base of the support structure to the turbine, are required to

be placed underground within the boundary of each Participating Parcel at a depth designed to accommodate the existing land use to the maximum extent practical.

6. There is a minimal negative visual impact of On-Site WES or MET Towers on neighborhoods, community landmarks, historic sites and buildings, natural environmentally sensitive areas and public right-of-ways.

e. Ground Clearance

1. The horizontal axis of the On-Site WES must have a minimum distance of twenty (20') feet between the lowest extension of a rotational blade and the average grade at the base of the structure within a thirty-two (32') foot radius.
2. The vertical axis of the On-Site WES are exempt from a minimum height standard.

f. Sound

1. No On-Site WES may exceed 40 dB(A) at any adjacent property line of a Non-Participating Parcel. During short-term events including but not limited to severe wind, snow or rain storms if the ambient sound pressure level exceeds 40 dB(A), the standard shall be ambient dB(A) plus five (5) dB(A).
2. Sound requirements may be exceeded if written consent is acquired from all adjacent property owners impacted by the On-Site WES. Such written consent must be submitted to the Township.

g. Number of On-Site WES and MET Towers

A Participating Parcel shall not be occupied by a number of On Site WES exceeding a combined total potential power output greater than ten (10) kW per hour nor shall the number of MET Towers on a Participating Parcel exceed two (2) MET Towers for each whole five (5) acres.

h. Safety

1. An On-Site WES shall have a governing, breaking, feathering or other fail-safe system designed by a certified

engineer in order to mitigate and prevent uncontrolled rotation during adverse weather conditions.

2. On-Site WES or MET Towers greater than 40 feet must possess protection measures from lightning strikes.
3. A structural analysis must be provided demonstrating the structural integrity of the proposed On-Site WES or MET Tower support system in the event of adverse weather conditions.
4. Anchor points for an On-Site WES or MET Tower utilizing guy wires must not be located within the road right-of-way and must be anchored entirely upon the Participating Parcel.

i. Setbacks

1. All setbacks required for On-Site WES and MET Towers shall be measured from the outside edge of the base of the tower to the nearest adjacent property line of a Non-Participating Parcel.
2. An On-Site WES or MET Tower must meet the greater of either two (2) times the Total Height of the proposed structure away from a Non-Participating Parcel's property line or the minimum distance necessary for compliance with the maximum 40 dB(A) measurement at an adjacent Non-Participating Parcel's property line as required by Section 7.24.3.e.2.f.
3. The base location for any On-Site WES or MET Tower located on a Participating Parcel shall not be located within the setbacks required by this Ordinance from existing structures, property lines or other necessary setbacks related to the site, including but not limited to utility easements, well/septic separations, or drain easements.
4. A minimum separation distance equal to or greater than a one to one (1:1) ratio to Total Height is required between multiple On-Site WES or MET Towers.
5. If an On-Site WES or MET Tower is mounted to a structure, then the placement of the On-Site WES or MET Tower upon the structure shall be opposite to the structure's façade facing the road right-of-way. In the case

of a corner lot or lake property, the Township's Zoning Administrator must determine which façade may be considered the Participating Parcel's principal frontage and shall place the On-Site WES or MET Tower accordingly. The placement of the On-Site WES or MET Tower shall maintain the greater of either the front-yard setback requirement for the Participating Parcel's (a) designated zoning classification, or (b) two (2) times the Total Height of the On-Site WES or MET Tower.

6. All On-Site WES or MET Towers must maintain a one-to-one (1:1) Total Height to setback ratio from existing utility easements, power lines or other public infrastructure related items which may exist upon the Participating Parcel.

j. Collocation. No collocation of any Wireless Communications Facilities shall be permitted on any On-Site Wes or MET Tower.

f. In addition to the information required by Section 7.24.3.c, site plans submitted for any Wind Energy Generation Facility or Utility Scale WES may be permitted within the AA - Agricultural District as a Conditional Use pursuant to Section 7.21 and this subsection and shall include the following information:

1. An application for a Conditional Use Permit and Site Plan Review for Wind Energy Generation Facility or Utility Scale WES.

Prior to any installation efforts taking place upon a Participating Parcel, an application for a conditional use permit under Section 7.21 and site plan review and approval under Section 7.24 and this subsection must be filed and approved respectively by the Riga Township Board of Trustees and the Riga Township Planning Commission. Information for said reviews must, in addition to any other information required by Sections 7.21 and 7.24, include the following:

a. Electromagnetic Interference. A report shall be produced by a third party, qualified professional to review any impacts to existing television, telephone (including cellular and land line), microwave, navigational, or radio reception within one (1) mile of the Utility Scale WES or WEGF Participating Parcel boundaries.

b. Soil Conditions. The applicant must produce a soils analysis to research the geologic characteristics of the site based upon on-site sampling and testing. This report must

be certified by a registered professional engineer licensed within in the State of Michigan.

- c. Shadow Flicker. The applicant shall provide a detailed report including a visual site plan illustrating the locations of any Utility Scale WES or WEGF potential shadow areas produced by the Utility Scale WES or WEGF, including a summation of the impacts the proposed Utility Scale WES or WEGF may have upon neighboring/adjacent properties and homes, including the number of hours per year of impact and mechanisms or mitigation efforts that could be implemented to minimize any negative effects.
- d. Audible Sound. A report of the existing and expected audible conditions related to the Utility Scale WES or WEGF Participating Parcels must be conducted to identify a baseline sound presence and expected compliance with the audible sound limits established by this Ordinance prior to any installation of any Utility Scale WES or WEGF. The report must be produced by a qualified sound professional acceptable to the Township and must include:
  1. A description and map of the sound producing features of the Utility Scale WES or WEGF, including the range of decibel levels expected (to be measured in dB(A)), and the basis for the expectation.
  2. A description and map of the existing land uses and structures including any sound receptors, (i.e. residences, hospitals, libraries, schools, places of worship, parks, areas with outdoor workers) within one (1) mile of the proposed Utility Scale WES or WEGF Participating Parcel boundaries. Said description shall include the location of the structure/land use, distances from the proposed Utility Scale WES or WEGF and expected decibel readings for each receptor.
  3. The pre-existing ambient sound (including seasonal variation) and the affected sensitive receptors located within one (1) mile of the Proposed Participating parcel(s). Potential sensitive receptors at relatively less windy or quieter locations shall be emphasized and any problem areas identified.

4. A description of the project's proposed sound control features must be explained within the audible sound report, including specific measures to mitigate noise impacts for sensitive receptors to a level consistent with this Ordinance.
- e. Wind Resource Availability. The U.S. Department of Energy and National Renewable Energy Laboratory have adopted standards to measure and classify the wind based upon several factors including wind speed and density. Prior to any application being accepted for a Utility Scale WES or WEGF, a thorough wind assessment study must be submitted to the Township. The study must indicate the viability of a potential development by assessing the potential Participating Parcel's wind resource within the U.S. Department of Energy and National Renewable Energy Laboratory classification system.
  - f. Technical Documentation. The following information is to be assembled and submitted during review of a Utility Scale WES or WEGF conditional use permit as a separate report from the final site plan to address the physical characteristics of the proposed Utility Scale WES or WEGF. Said information will be placed on file with the Township for review purposes.
    1. Wind energy facility technical specifications including manufacturer and model, rotor diameter, tower height/type, foundation type/dimensions.
    2. Typical tower foundation blueprints or drawings signed by a Professional Engineer licensed to practice in the State of Michigan.
    3. Typical tower blueprints or drawings signed by a Professional Engineer licensed to practice in the State of Michigan.
    4. Electrical schematic illustrating the proposed support infrastructure, wires, location, and depth of the Utility Scale WES or WEGF to the point of inter-connection with any other electrical transmission lines.
  - g. Fire Prevention and Emergency Response Plan and Requirements.

1. Description of the potential fire and emergency scenarios that may require a response from fire, emergency medical services, police or other emergency responders.
  2. Designation of the specific agencies that would respond to potential fire or other emergencies.
  3. Description of all emergency response training and equipment needed to respond to a fire or other emergency including an assessment of the training and equipment available to the designated agencies.
- h. Environmental Impact Issues: Documentation demonstrating the expected ability to comply with the applicable parts of the Michigan Natural Resources and Environmental Protection Act (1994 PA 451, MCL 324.101 et seq.), including but not limited to:
1. Part 31 Water Resources Protection (MCL 324.3101 et seq.),
  2. Part 91 Soil Erosion and Sedimentation Control (MCL 324.9101 et seq.) ,
  3. Part 301 Inland Lakes and Streams (MCL. 324.30101 et seq.),
  4. Part 303 Wetlands (MCL. 324.3030 1 et seq.),

The site plan and other documents shall illustrate and describe mitigation measures to minimize potential impacts on the natural environment including, but not limited to wetlands, avian and wildlife (migratory bird patterns and bat population effects), other fragile ecosystems, historical/cultural sites and antiquities.

- i. Site Plan Requirements and Additional Data. Any site plan for a Utility Scale WES or WEGF must include the following information.
1. A map drawn to scale depicting the Participating Parcel's property lines, locations of existing roads and access drives, structures including above and

below grade utility lines, public easements and existing mature vegetation.

2. The required setbacks for a Utility Scale WES or WEGF shall be displayed upon the site plan.
3. The location(s) of the Utility Scale WES or WEGF and any supporting electrical system components, including distances from existing structures and utility transmission.
4. Identification and location of the Participating Parcels on which the proposed Utility Scale WES or WEGF will be located, including distances from occupied structures on Participating Parcels. The applicant shall provide written documentation that has been recorded at the Register of Deeds from all property owners of Participating Parcels that provides evidence they agreed to be a Participating Parcel.
5. Identification and location of occupied structures on Non-Participating Parcels and distances from property lines of Non-Participating Parcels within a three quarter (3/4) mile radius of each Participating Parcel.
6. An illustration of the proposed type of Utility Scale WES or WEGF.
7. Proof of the applicant's liability insurance for the subject property(s).
8. A written description of the decommissioning and reclamation plan, including initial contact information for the Owner, those performing maintenance upon the structures, and operators of the development, and Participating Parcel owners.
9. The Owner shall have a continuing obligation to provide the Township with up to date contact information.
10. A site grading, erosion control and storm water drainage plan must be submitted and approved by the Lenawee County Drain Commission prior to

commencement of construction of a Utility Scale WES or WEGF.

11. A description, or travel plan, of the routes to be used by construction and delivery vehicles and of any road improvements that will be necessary to accommodate construction vehicles, equipment or other deliveries, and an agreement or bond which guarantees the repair of damage to public roads and other areas caused by construction of the development must be submitted to and approved by the Lenawee County Road Commission prior to commencement of construction of a Utility Scale WES or WEGF.

The travel plan must include the load capacity of the affected road, an assessment of the roadway prior to and after the construction efforts have been completed and an intersection display or diagram indicating where and what type of improvements are necessary for transportation, delivery or maintenance purposes for any Utility Scale WES or WEGF related items. Any necessary post construction road repairs or reconstruction shall be the responsibility of the owner/operator of the Utility Scale WES or WEGF and such necessary road repairs or reconstruction must be performed in compliance with all applicable requirements of the Lenawee County Road Commission.

12. A statement indicating what hazardous materials will be used and stored on the site.
13. An anticipated construction schedule and project phasing plan shall be required prior to final site plan approval.
14. A statement certifying that every Utility Scale WES or WEGF shall be inspected on an annual basis to ensure that all equipment related to the development is in proper working condition. The owner shall maintain with the Township up to date name and contact information for the person or organization responsible for the general maintenance of the structures.

## 2. General Requirements

- a. The proposed installation of the WEGF or Utility Scale WES shall be consistent with the goals and objectives related to agricultural preservation including the public's general health, safety and welfare within Riga Township.
- b. The proposed installation of the WEGF or Utility Scale WES shall minimize the adverse impacts of technological obsolescence of such equipment, including a requirement to remove obsolete and/or unnecessary Utility Scale WES or WEGF equipment in a timely manner.
- c. The proposed installation of the WEGF or Utility Scale WES shall minimize any negative externalities related but not limited to noise, shadow flicker, soil erosion and physical road conditions.
- d. Any proposed equipment 50 feet or greater in height shall be required to provide certified drawings of the structural components of the Utility Scale WES or WEGF including structure's components, towers, bases, and footings. A registered engineer's certification is required for all drawings and any necessary calculations that indicate the system complies with all applicable local, state, and federal building, structural and electrical codes.
- e. Visual Appearance.
  1. Utility Scale WES or WEGF shall be required to be of a neutral, non-reflective, non-obtrusive color which must be maintained throughout the life of the product to mitigate visible oxidation or corrosion.
  2. Lighted safety beacons may be installed upon the top of the structure's nacelle to adhere to Federal and State requirements, including FAA requirements, or to the extent necessary for the reasonable safety and security thereof. Any lighting shall be implemented at the lowest intensity allowable under law, including but not limited to any FAA regulations, and must be reasonably shielded to reduce glare and visibility from the ground.

3. No advertising is permitted upon a Utility Scale WES or WEGF. Additional items such as banners, streamers, flags and similar items are prohibited from being attached to any Utility Scale WES or WEGF and or its support structure.
4. Support structures (i.e. the tower and or base) for a Utility Scale WES or WEGF shall not utilize guy wires.
5. The proposed installation of the WEGF or Utility Scale WES shall minimize negative visual impacts upon neighborhoods, community landmarks, historic sites and buildings, natural environmentally sensitive areas and public right-of-ways.

F.

Audible Sound.

1. Sound emanating from the operation of a Utility Scale WES or WEGF shall not exceed 40 dB(A) between the hours of 10:00 pm and 6:00 am measured at the closest property line of a Non-Participating Parcel.
2. During the hours of 6:00 am to 10:00 pm no Utility Scale WES or WEGF shall exceed 45 dB(A) measured at the closest property line of a Non-Participating Parcel. The sound pressure levels may be exceeded during short-term events such as severe wind storms. If, during short term events, the ambient sound pressure level exceeds the levels permitted by this subsection, the sound pressure level permitted shall be the ambient dB(A) plus five (5) dB(A) and shall be measured from the nearest property line of a Non-Participating Parcel.
3. In the event the noise levels resulting from the Utility Scale WES or WEGF exceed the criteria listed above, a waiver to said levels may be approved by the Township, provided that the following has been accomplished:
  - a. Written consent from the affected property owner(s) has been obtained stating that they are aware of the Utility Scale WES or WEGF and the sound limitations imposed by this Ordinance and that consent is

granted to allow sound levels to exceed the maximum limits otherwise allowed; and

- b. If the applicant wishes the waiver to apply to succeeding owners of the property, a permanent sound impact easement must be recorded in the Lenawee County Register of Deeds office which describes the benefitted and burdened properties and which advises all subsequent owners of the burdened property that noise levels in excess of those otherwise permitted by this Ordinance may exist on or at the burdened property.
  
- g. Setbacks. All setbacks required for Utility Scale WES or WEGF shall be measured from the outside edge of the base of the tower to the nearest adjacent property line of a Non-Participating Parcel, Participating Parcel's inhabited principle structure or adjacent road right-of-way.
  - 1. Participating Parcels shall have a minimum of 1,320 feet between any inhabited principal structure and the base of any Utility Scale WES or WEGF. Parcel owners shall have the ability to waive such a setback only through written acceptance and approval by the Riga Township Board of Trustees during the conditional use application process. However, no such waiver shall allow any Utility Scale WES or WEGF within a distance of 1000 feet of any inhabited principle structure. Any waivers of the property line setbacks shall be recorded with the County's Register of Deeds as a deed restriction against the property.
  
  - 2. Utility Scale WES or WEGF shall be required to be set back a minimum of 2640 feet from Non-Participating Parcels. Non-Participating Parcels shall have the ability to waive such a setback only through written acceptance and approval by the Riga Township Board of Trustees during the conditional use application process. However, no such waiver shall allow any Utility Scale WES or WEGF within a distance of 1320 feet from a Non-Participating Parcel. Any waivers of the property line setbacks shall be recorded with the County's

Register of Deeds as a deed restriction against the property.

3. Each Utility Scale WES or WEGF shall adhere to a minimum setback of 1000 feet from a public road right-of-way, communication tower, existing electrical lines or any other public utility, except for the interconnection between a Utility Scale WES or WEGF and the transmission facilities of a public utility.
  4. All Utility Scale WES or WEGF shall have a minimum separation distance between structures of not less than 1.5 times the WES rotor diameter, the minimum industry standards or the minimum manufacturer's recommendations. The applicant is required to provide documentation and rationale certified by a registered engineer supporting the separation distance.
  5. To further encourage the placement of structures in low-impact areas, all interior property line setbacks between adjacent Participating Parcels located within a Utility Scale WES or WEGF may be waived through a written acceptance and approval by the Riga Township Board of Trustees during the conditional use permit application process, provided the minimum setbacks from inhabited principle structures are met. Any waivers of the property line setbacks shall be recorded with the County's Register of Deeds as a deed restriction against the property.
- h. Low-Impact Design Layout. The placement of WEGF or Utility Scale WES must minimize the impacts on existing agricultural endeavors and farmland activity including, but not limited to, tiling systems, harvest and planting patterns or pasture areas.
1. Appropriate locations for potential WEGF or Utility Scale WES within existing agricultural lands shall be encouraged along fence rows, tree lines, forest areas and other portions of land which are not typically utilized for agricultural production.

2. Land clearing, soil erosion, habitat impact and clearing of natural vegetation shall be limited only to that which is necessary for the construction, operation and maintenance of the WEGF or Utility Scale WES and is otherwise prescribed by applicable laws, regulations, and ordinances.
  3. Any cooling system ventilation, generators or other potential sources of sound must be referenced by location and type per Utility Scale WES or WEGF upon a final site plan. Any sound generative device must be oriented upon the machine or site in a manner which will minimize any negative impacts to neighboring parcels.
- i. Safety.
1. Utility Scale WES or WEGF shall not be designed to be climbable on the exterior of the structure.
  2. All access doors and interior access points shall be lockable and accessible only to those either constructing or maintaining the Utility Scale WES or WEGF.
  3. Appropriate warning signs shall be placed at the base of the Utility Scale WES Tower or WEGF upon any associated electrical equipment and at every Utility Scale WES Tower or WEGF entrance.
  4. Any access drive remaining on the site shall be required to have an entrance gate no closer than fifty (50') feet from the road right-of-way.
  5. The blade tip on any Utility Scale WES or WEGF shall not be less than seventy-five feet (75') from the ground when measured from the lowest rotational position.
  6. Each Utility Scale WES or WEGF shall be equipped with both a manual and automatic braking device capable of stopping the operation in high winds and adverse weather conditions.
  7. All Utility Scale WES or WEGF must have lightning protection.

8. The Township or any emergency service provider who services the Township has the authority to order any Utility Scale WES or WEGF to cease its operations if they determine in good faith that there is an emergency situation involving the Utility Scale WES or WEGF that may result in danger to life or property. The Owner and/or operator shall provide the Township and emergency services providers with contact information for personnel with access to the braking device who shall be available at all times in person or by phone with remote access.. The Owner and/or operator may be required to be available and present in such an emergency situation.
  
- j. Shadow Flicker. A Utility Scale WES or WEGF shall not be allowed to cast a shadow upon an adjacent or nearby Non-Participating Parcel's principal. Equipment and software such as "Shadow Impact Module SIM by NorthTec GMBH" or equivalent with all necessary cabling and receptors shall be installed and maintained as necessary to stop rotation of turbines whenever a flicker event is detected. Non-Participating Parcel owners may waive the no shadow flicker requirement through a written acceptance and approval by the Riga Township Board of Trustees during the conditional use permit application process. Any waivers shall be recorded with the County's Register of Deeds as a deed restriction against the property..
  
- k. Maximum Vibrations. A Utility Scale WES or WEGF shall not produce vibrations humanly perceptible upon a Non-Participating Parcel.
  
- l. State/Federal Requirements. A Utility Scale WES or WEGF shall meet or exceed any applicable standards and regulations of the FAA, Michigan Public Service Commission, National Electric Safety Code, U.S. Fish and Wildlife Service and any other agency of the state or federal government with the authority to regulate wind turbine generators or other tall structures.
  
- m. An ongoing log of maintenance activities performed on the Utility Scale WES or WEGF shall be submitted to the Township on an annual basis.

- n. Environmental Impact Issues. The Utility Scale WES, Conditional Use MET Tower and WEGF shall comply with the applicable parts of the Michigan Natural Resources and Environmental Protection Act (1994 PA 451, MCL 324.101 et seq.), including but not limited to:
  - 1. Part 31 Water Resources Protection (MCL 324.3101 et seq.),
  - 2. Part 91 Soil Erosion and Sedimentation Control (MCL 324.9101 et seq.),
  - 3. Part 301 Inland Lakes and Streams (MCL 324.30101 et seq.),
  - 4. Part 303 Wetlands (MCL 324.3030 1 et seq.),
- o. Security Bond Requirements.
  - 1. Prior to final approval of a conditional use permit, the applicant shall engage a certified professional engineer acceptable to the Township to estimate the total cost of decommissioning the Utility Scale WES or WEGF and reclamation efforts needed to return affected land back to its original physical condition. The Applicant shall pay for the costs of obtaining such estimate. Said estimates shall be submitted to the Riga Township Board of Trustees for review.
  - 2. The owner(s) and/or operator of the Utility Scale WES or WEGF shall post a security bond, in a form acceptable to the Township, equal to one hundred (150%) percent of the total estimated decommissioning and reclamation costs.
  - 3. Said bond shall be posted and maintained with a bonding company or Federal or State chartered lending institution chosen by the owner(s) or operators and acceptable to the Township.
  - 4. Any lending institution shall be required to notify the Township ninety (90) days prior to expiration of the applicable security bond and the owner(s)

and/or operator shall renew the security bond with that lending institution or another lending institution of their choosing and acceptable to the Township. Until each Utility Scale WES or WEGF is decommissioned and the property reclaimed, the owner(s) and/or operator is required to maintain a security bond in accordance with this Section. In the event a security is bond is not maintained, the Township may (i) take any action permitted by law, (ii) revoke the conditional use permit, (iii) order a cessation of operations, and (iv) order that the Utility Scale WES or WEGF be removed and the land reclaimed.

5. When decommissioning and site reclamation has been completed, written correspondence to the Riga Township Board of Trustees is required before the Board of Trustees may authorize a release of security bonds associated with a Utility Scale WES, or WEGF.

p. Decommissioning and Removal Procedures.

1. As part of the conditional use permit process, the applicant shall submit a decommissioning plan to describe the anticipated life of the project, estimated decommissioning costs net of salvage value in current dollars, methods of ensuring that funds will be available for decommissioning, including a method of reclamation for restoration of the land.
2. Any Utility Scale WES or WEGF that is not operated for a continuous period of twelve (12) months shall be considered abandoned. The owner(s) of such structure shall be required to either provide to the Township a written explanation regarding why the tower is inoperable and a timeline of no longer than sixty (60) days to bring the tower back into operation or compliance or apply for the necessary demolition permits for removal within ninety (90) days of receipt of written notice from the Township.

If the owner(s) fail to provide explanation within sixty (60) days as described above or fails to apply for the necessary demolition permits within ninety

(90) days for removal of an abandoned Utility Scale WES or WEGF, the Township shall provide the owner(s) with written notice of the violation. If the owner(s) fail to cure the violation within sixty (60) days of the date of notice, the Township may begin the process of removing the Utility Scale WES or WEGF and all associated equipment or appurtenances at the owner's/owners' expense. The Township shall sell any salvageable material and deduct any monies generated from said sales from the balance of the required security bond. The remedies provided to the Township pursuant to this subsection shall be in addition to and not in place of any other remedy available to the Township at law or in equity to enforce the provisions of this Ordinance.

3. When a Utility Scale WES or WEGF is decommissioned, all items must be removed from the subject property, including buildings, electrical components, any roads, structure foundation, or other associated components to a depth not less than six (6') feet below grade. Reclamation of the site includes the planting of grasses or cover crops, which may have been present prior to construction or can be utilized to effectively maintain soil erosion.
  4. Any material left six (6') feet below grade must be documented and recorded upon a certified survey and recorded within the Lenawee County Register of Deeds.
  5. The property owner may be exempt from removing certain items including but not limited to the entrance or roadway on the property, if the Township grants written permission.
- q. Post Construction Activities. To ensure compliance with the requirements of this Ordinance, the following actions must be taken pending completion of any Utility Scale WES or WEGF.
1. A final inspection with the Lenawee County Drain Commissioner shall take place to ensure that soil

erosion matters have been finalized at each site hosting a Utility Scale WES or WEGF.

2. Within ninety (90) days of project completion, any roadway utilized for moving or construction purposes shall be inspected by the Zoning Administrator and representatives from the Lenawee County Road Commission to ensure compliance with the travel plan.
  3. A sound pressure level analysis is required to be completed by the applicant from a sample of locations throughout the interior and perimeter of the Participating Parcels to demonstrate compliance with the requirements of this Ordinance. Proof of compliance with audible sound standards shall be submitted to the Township for review within one hundred-eighty (180) days of the date the Utility Scale WES or WEGF project becoming operational. Sound shall be measured by a third-party, qualified sound professional.
  4. Following the completion of construction, the applicant shall provide the Township written certification that all construction was completed pursuant to the conditional use permit and approved site plan.
- r. Collocation. No Collocation of any Wireless Communications Facilities shall be permitted on any Utility Scale WES or WEGF without the express approval of the Township.
- s. Public Inquiries & Complaints. Should an aggrieved property owner allege that a Utility Scale WES or WEGF is not in compliance with the requirements of this Ordinance, the procedure shall be as follows:
1. Complaints received by the Township concerning noise and shadow flicker from a Utility Scale WES or WEGF must be submitted to the Township in writing from the affected property owner including their name, address and contact information.
  2. Upon receiving a noise complaint from an affected property owner that the Township deems sufficient

to warrant an investigation, the Township shall request and the owner(s) and/or operator of the Utility Scale WES or WEGF shall deposit funds in an amount sufficient to pay for an independent sound decibel level test conducted by a qualified sound professional to determine compliance with the requirements of this Ordinance.

3. If the Utility Scale WES or WEGF is in violation of this Ordinance, the owner(s) and/or operator shall reimburse the Township for the noise level test and take immediate action to bring the structure into compliance.
4. If a complaint regarding shadow flicker is deemed sufficient by the Township, the Township will request and the owner(s) and/or operator of the Utility Scale WES or WEGF shall provide a shadow flicker analysis of the turbine as constructed to determine compliance of the requirements of this Ordinance. The analysis shall be conducted by an independent third party acceptable to the Township.
5. If the Utility Scale WES or WEGF is in violation of the Ordinance shadow flicker requirements, the owner(s) and/or operator must take immediate action to achieve compliance, which may include, without limitation, ceasing operation of the structure until the violation is corrected or obtaining a waiver from the affected land owner.

**Section 5.** Amendment of Article X, Section 10.02. Section 10.02, entitled Permitted Uses, of the Zoning Ordinance of Riga Township is hereby amended to add subsections 13 and 14, which shall read as follows:

13. On-Site Use Wind Energy Systems no greater than 40 feet in Total Height.
14. MET Towers no greater than 40 feet in Total Height.

**Section 6.** Amendment of Article X, Section 10.03. Section 10.03, entitled Conditional Uses, of the Zoning Ordinance of Riga Township is hereby amended to add subsections 19, 20 and 21 which shall read as follows:

19. On-Site Use Wind Energy Systems more than 40 feet in Total Height, subject to the provisions of Section 7.24.

20. MET Towers more than 40 feet in Total Height, subject to the provisions of Section 7.24.
21. Utility Scale Wind Energy Systems and Wind Energy Generation Facilities, subject to the provisions of Section 7.24.

**Section 7. Amendment of Article X, Section 10.04.4.** Section 10.04.4, entitled Height, of the Zoning Ordinance of Riga Township is hereby amended to read as follows:

4. Height: The following height requirement shall apply in this district:
  - a. For dwelling and non-farm buildings and structures: No dwelling or non-farm building or structure shall exceed a height of three (3) stories or forty (40) feet.
  - b. For On-Site Use Wind Energy Systems: No On-Site Use Wind Energy System shall exceed a Total Height of 200 feet.
  - c. For Utility Scale Wind Energy Systems or Wind Energy Generation Facility: No Utility Scale Wind Energy System or Wind Energy Generation Facility shall exceed a Total Height of 500 feet.
  - d. No MET Tower shall exceed a Total Height of 250 feet.

**Section 8. Amendment of Article 16, Section 16.01.** Section 16.01, entitled Definitions, of the Zoning Ordinance of Riga Township is hereby amended to add the defined terms as follows:

*Wind Energy Facilities and Systems:* As used in this Ordinance the following definitions shall apply to wind energy facilities and systems:

Ambient. The sound pressure level exceeded 90% of the time or L<sub>90</sub>.

ANSI. American National Standards Institute.

dB(A). The sound pressure level in decibels. Refers to the “a” weighted scale defined by ANSI. A method for weighting the frequency spectrum to mimic the human ear.

Decibel. The unit of measure used to express the magnitude of sound pressure and sound intensity.

Horizontal Axis Wind Energy System. A wind turbine design in which the shaft is parallel to the ground and the blades are perpendicular to the ground.

Hub Height. The vertical distance measured from ground level to the center of the turbine hub.

MET (meteorological) Tower. The structure and equipment used to determine the placement or potential placement of a WES, containing instrumentation such as anemometers designed to provide wind data.

(WES) Non-Participating Parcel. A parcel of record not subsidized in any way by the implementation of an On-Site WES, Utility Scale WES, MET Tower (of any size), or Wind Energy Generation Facility.

On-Site Use Wind Energy System ("On-Site WES"). A WES with the purpose of providing energy to only the property where the structure is located, or to adjacent properties under the same ownership or control as the property where the structure is located, or to adjacent properties with the consent of the owners of the property where the structure is located and the owners of the adjacent properties.

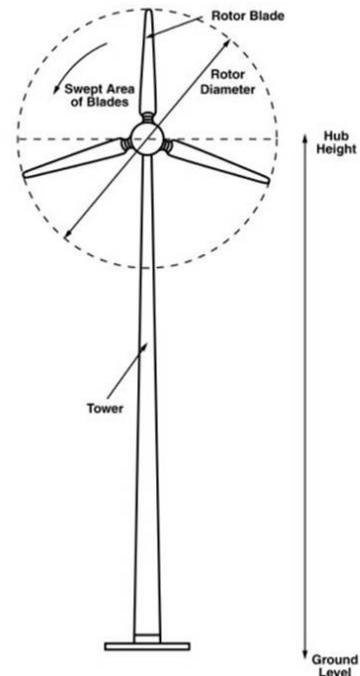
(WES) Participating Parcel. A parcel of record where the placement of a Utility Scale WES, MET Tower, a transmission line or any other WEGF related devices or easements which accompany the implementation of a WES has rendered a monetary gain to be rendered by the property owner. For On-Site WES, the Participating Parcel is the parcel where the structure is located.

Pre-Existing Sound Pressure Level. The amount of background sound at a given location prior to the installation of a WES which may include, but shall not be limited to traffic, machinery, lawnmowers, human activity, and the interaction of wind with the landscape. The sound levels are to be measured on a dB(A) weighted scale as defined by the American National Standards Institute.

Shadow Flicker. Alternating changes in light intensity caused by the moving blade of a WES casting shadows on the ground and stationary objects.

Sound Pressure. Average rate at which sound energy is transmitted through a unit area in a specified direction. The pressure of the sound measured at a receiver.

Sound Pressure Level. The sound pressure mapped to a logarithmic scale and reported in decibels (dB).



Total Height. Vertical distance measured from the ground level at the base of the tower to the uppermost vertical extension of any blade, or the maximum height reached by any part of the Wind Energy System (WES) whichever is greater.

Utility Scale Wind Energy System. A WES designed and constructed to provide electricity to the electric utility grid and occupied by a number of turbines that exceed a combined total potential power output greater than a maximum of ten (10) kW.

Vertical Axis Wind Energy System. A wind generator design where the rotating shaft is perpendicular to the ground and the cups or blades rotate parallel to the ground.

WES Rotor Diameter. The distance measured across the central potential swept area of a WES blade's pattern.

Wind Energy System (WES). Equipment that converts and then stores or transfers energy from the wind into usable forms of energy and includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, turbine, vane, wire, or other component used in the system. Also refers to the term "wind turbine" or "wind generator".

Wind Energy Generation Facility (WEGF). Electricity generating facility consisting of one or more Utility Scale wind turbines under common ownership or operational control, and includes substations, MET Towers, cables/wires and other buildings accessory to such facility, whose main purpose is to supply electricity to off-site customers.

**Section 9.** Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

**Section 10.** Repealer Clause. Any ordinances, resolutions or parts of ordinances or resolutions, in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**Section 11.** Effective Date. This Ordinance shall be effective seven (7) days after publication.