2016

Moore Township
Planning Board Proposed
Ordinance Revision
DRAFT 9.21.16

Randy Filkins, Planning
Board Chairman

This document is the most recent works of the Moore Township Planning Board as a result of several years of work. The most recent updates that the Planning Board has incorporated are highlighted in **RED**. This draft is for review purposes only and is not to be looked at as policy in any way. This is made available for review primarily for the purposes of clarification and transparency. This document is still pending Attorney review and no approvals have been made to forward this for acceptance at the time of this posting.

Not in any specific order but still pending are attorney review, a public hearing, review by the Sanilac County Planning Commission, Acceptance by the Moore Township Board of Trustees at the very least.

Please refer any comments to mooretwpplanners@yahoo.com

MOORE TOWNSHIP ODRINANCE DRAFT

Add to the end of Section 15.01 (Procedures for Special Approval Uses)

- The scale drawing submitted with the application shall be prepared in conformance to Article XIV (Site Plan Review Requirements) of this Ordinance.
- The applicant shall submit an application fee paid for processing the Special Approval Use, and if required, an escrow deposit, both determined by the Township Board of Trustees, and shall be paid prior to review.

Add to the end of Section 15.04 (Procedures for Special Approval Uses)

- In the interest of fairness and a timely response for all concerned parties, the Planning Commission shall render their decision on the Special Approval Use Permit during the same meeting in which the public hearing is held, unless further information must be obtained before a decision can be made. In such cases, action upon the Special Approval Use Permit may be postponed to a public meeting of the Planning Commission to be held on a specific date which is identified in the motion to postpone.
- Conditions:
    - The Planning Commission may stipulate any additional conditions or safeguards deemed necessary to achieve the objectives of this Ordinance. These conditions may include but are not limited to changing the parking, lighting, or building configuration to promote compatibility on the site. These may be defined during the Site Plan Review process or during consideration of whether to grant the Special approval Use Permit. These conditions, and the reasoning behind them, must be documented in the Planning Commission's minutes, communicated to the applicant in writing, and based directly on the intent of this Ordinance. The permit will not take effect until the conditions of approval are accepted by the applicant, signified by the signatures on both the Special Approval Use Permit application and the site plan from both the applicant and the Planning Commission Chair.

    - The breach of any condition shall be cause for the Planning Commission to revoke Special Approval Use Permit.

- An application for a Special Approval Use Permit that has been denied may not be resubmitted until one (1) year after the date of denial has passed.

Add a new Section 15.06

- APPEALS. An appeal to the decision of the Moore Township Planning Commission regarding a Special Approval Use Permit application is to be considered by the Moore Township Zoning Board of Appeals before going to Circuit court.

Add to Section 4.02 (Agricultural Residential District-Uses Permitted After Special Approval)

L. Utility Grid Wind Energy Systems: A Utility Grid Wind Energy System is designed and built to provide electricity to the electric utility grid. Utility Grid wind energy systems shall be considered a Special Approval Use. Prior to the installation of a Utility Grid wind energy system, an application for a Special Approval Use permit shall be filed in accordance to Article XV and shall include the following:

1. Applicant Identification: Applicant name and address in full, a statement that the applicant is the owner involved or is acting on the owner's behalf, the address of the property involved in the application (substitution may include a legal description or parcel number(s)), and any additional contact information. Each application for a utility grid wind energy system shall also be dated to indicate the date the application is submitted to Moore Township.

2. Project Description: A general description of the proposed project including a legal description of the property or properties on which the project would be located and an anticipated construction schedule.

3. Procedure:

a) The Planning Commission review of a Special Approval Use application for a utility grid wind energy system is a two-step process. The first step is the site plan review process by the Planning Commission as described in Article XIV. The Second step, which will normally occur at a separate meeting for a utility scale wind energy system, is the public hearing and the decision by the Planning Commission, per the procedures for review in Article XV. A decision on the Special Approval Use application by the Planning Commission is inclusive of all proposed wind turbine components, underground electrical lines, sub-station(s), underground electrical line junction boxes, laydown yard(s), concrete batch plants, and any operations/maintenance building(s).

b) The complete application package must be submitted to the Zoning Administrator at least twenty-five (25) days before the Planning Commission meeting at which it will be considered.

c) Fifteen (15) copies of the application package shall be submitted to the Zoning Administrator.

d) Notices- In addition to the requirements described in Article XV, notices of public hearing for an application regarding a Utility Grid Wind Energy System shall be sent to the person requesting the special approval and to owners and occupants of property within a minimum of 1750' from the property lines of all the property which is the subject of the request for special approval.

4. Site Plan: The site plan shall include maps showing the physical features and land uses of the project area, both before and after construction of the proposed project. The site plan shall include:

a) The project area boundaries,

b) The location, height, and dimensions of all existing and proposed structures, fencing, and anti-climbing devices,

c) The location, grades, and dimensions of all temporary and permanent on-site and access roads from the nearest county or state maintained road,

d) Existing topography,

e) Water bodies, waterways, wetlands, and drainage channels, and

f) All new infrastructure above and below ground related to the project.

5. Insurance: Proof of applicant's public liability insurance. Applicant/owner/operator shall procure and maintain comprehensive general and public liability and such other policies of insurance customary to the wind energy system industry. Applicant/owner/operator shall provide such insurance coverage in such amounts and with such limits as are acceptable to the Moore Township Board of Trustees. The applicant/owner/operator shall maintain these insurances for the duration of the installation, operation, decommissioning, removal and site restoration of the Utility Grid Wind Energy system. Certificates of said insurance shall be provided to the Moore Township Board of Trustees prior to issuance of a Special Approval Use Permit, and current certificates of insurance shall be provided annually at least sixty (60) days prior to the policy anniversary, issuance, or renewal date. The insurance carrier shall be instructed to notify the Moore Township Board of Trustees if such insurances expire for any reason. Failure of the applicant/owner/operator to maintain these insurances at all times shall result in revocation of the Special Approval Use Permit.

6. Sound Pressure Level: Copy of the modeling and analysis report.

7. Certifications: Certification that applicant has compiled or will comply with all applicable state and federal laws and regulations. Moore Township Board of Trustees shall be provided copies of all such permits and approvals that have been obtained or applied for at time of application. Note: Land enrolled in Michigan Farmland Preservation Program through Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116, must receive approval from the Michigan Department of Agriculture to locate a WECS on the property prior to construction.

8. Visual Impact: Visual simulations of how the completed project will look from four viewable angles.

9. Environmental Impact: Copy of the Environmental Impact analysis.

10. Avian and Wildlife Impact: Copy of the Avian and Wildlife Impact analysis.

11. Shadow Flicker: Copy of the Shadow Flicker analysis.

a) A copy of the Shadow Flicker Analysis shall be delivered to the owner(s) of all non-participating properties who have any portion of their property impacted by the shadow flicker of any proposed Utility Grid Wind Energy System. This analysis shall be provided to said landowners by US Mail no less than 20 days prior to the Public Hearing scheduled for that Special Approval Use Permit application in regard to the proposed wind energy project.

12. Manufacturers' Material Safety Data Sheet(s): Documentation shall include the type and quantity of all materials used in the operation of equipment including, but not limited to, all lubricants and coolants.

13. Decommissioning: Copy of the decommissioning plans and a description of how any surety bond, as required, is applied to the decommissioning process.

14. Complaint Resolution: Description of the complaint resolution process. The Complaint Resolution process must meet or exceed the minimum requirements as established in Section 4.02, L. 25 (found later in this document).

15. An applicant shall remit an application fee and if required, an escrow deposit, in the amount specified in the fee schedule adopted by the Moore Township Board of Trustees. This schedule shall be based on the cost of the application review and may be adjusted from time to time. If professional review of plans is required those costs shall be borne by the applicant with his consent.

16. Standards and Requirements: The Utility Grid wind energy system project shall meet the following standards and requirements:

a) Setbacks from inhabited structures: Each wind turbine, as measured from the centerline of its tower base shall be set back from the nearest wall of an inhabited structure by a distance greater than two (2) times the total turbine height.

b) Setbacks from Property Lines:

i. Participating Parcel: A setback for a wind turbine from the adjacent participating property lines is not required.

ii. Non-Participating Parcel: The distance between a wind turbine and the property lines of adjacent non-participating properties shall be at least 3.5 times the total wind turbine height as measured from the top of the blade in the upright vertical position above the nacelle to the centerline of its base. The distance between a wind turbine and the property lines of adjacent non-participating properties shall also be at least 1750'.

c) Wind turbines and access roads: Wind related facilities shall be located so as to minimize the disruption to agricultural activity and, therefore, the location of towers and access routes is encouraged along internal property lines.

d) Other Setbacks:

i. The distance between a wind turbine and the centerlines of roads and other public right-of-ways (does not include County drain easements) shall be at least 1.5 times the total wind turbine height as measured from the top of the blade in the upright vertical position to the centerline of its base.

ii. The distance between a wind turbine and the nearest above ground public utility power line or telephone line shall be at least 1.5 times the total wind turbine height as measured from the top of the blade in the upright vertical position to the centerline of its base.

e) SCADA (supervisory control and data acquisition) or meteorological (Met) towers shall also comply with all property set back requirements. The set-back shall be at least 1.5 times the height of the SCADA or Met tower. An Operations and Maintenance Office building, a sub-station, or ancillary equipment shall comply with any property setback requirement that may be applicable to that type of building or equipment. Overhead transmission lines and power poles shall comply with the set-back requirements applicable to public utilities.

f) Sound Pressure Level: The sound pressure level generated by a Utility Grid wind energy system shall not exceed 45 dB(A) as measured at all inhabitable structures. The sound pressure level generated by a Utility Grid wind energy system shall not exceed 45 dB(A) as measured at all non-participating property lines. This sound pressure level shall not be exceeded for more than 3 minutes in any hour of the day. If the ambient sound pressure level exceeds 45 dB(A), the standard shall be ambient dB(A) plus 5 dB(A).

g) As part of the application and prior to installation, the applicant shall provide modeling and analysis that will confirm that the Utility Grid wind energy system will not exceed the maximum permitted sound pressure levels. Modeling and analysis shall conform to IEC 61400 and ISO 9613. After installation of the Utility Grid wind energy system, sound pressure level measurements shall be done by a third party, qualified professional according to the procedures in the most current version of ANSI S12.18. All sound pressure levels shall be measured with a sound meter that meets or exceeds the most current version of ANSI S1.4 specifications for a Type II sound meter.

g)(continued)Documentation of the sound pressure level measurements shall be provided to Moore Township Board of Trustees within 60 days of the commercial operation of the project.

17. Construction Codes, Towers, and Interconnection Standards: Utility Grid wind energy systems including towers shall comply with all applicable state construction and electrical codes and local building permit requirements. Utility Grid wind energy systems including towers shall comply with Federal Aviation Administration requirements, the Michigan Airport Zoning Act (Public Act 23 of 1950, MCL 259.431 et seq.), the Michigan Tall Structures Act (Public Act 259 of 1959, MCL 259.431 et seq.), and local jurisdiction airport overlay zone regulations. The minimum FAA lighting standards shall not be exceeded. 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. Utility Grid wind energy systems shall comply with applicable utility, Michigan Public Service Commission, and Federal Energy Regulatory Commission interconnection standards. In addition, the application shall include documentation that the applicant has contacted any area airport Zoning Administrator(s) to determine what is required by each airport in terms of any required Airport Zoning Permits and how any proposed structures related to the utility grid wind energy system may be affected by any imposed height limitations as determined by the airport(s).

18. Safety: All Utility Grid wind energy systems shall be designed to prevent unauthorized access to electrical and mechanical components and shall have access doors that are kept securely locked at all times when service personnel are not present. All spent lubricants and cooling fluids shall be properly and safely removed in a timely manner from the site of the wind energy system. A sign shall be posted near the tower or Operations and Maintenance Office building that will contain emergency contact information. Signage placed at the road access shall be used to warn visitors about the potential danger of falling ice. The minimum vertical blade tip clearance from grade shall be 20 feet for a wind energy system employing a horizontal axis rotor.

19. Visual Impact: Utility Grid wind energy system projects shall use tubular towers and all Utility Grid wind energy systems in a project shall be finished in a single, non-reflective matte finished color. A project shall be constructed using wind energy systems of similar design, size, operation, and appearance throughout the project. No lettering, company insignia, advertising or graphics shall be on any parts of the tower, hub, or blades. Nacelles may have lettering that exhibits the manufacturer's and/or owner's identification. The applicant shall avoid state or
federal scenic areas and significant visual resources listed in the local unit of government's comprehensive plan. There shall be no illumination other than that required by the FAA.

20. Environmental Impact: The applicant shall have a third party, approved by the Township or their engineer, qualified professional conduct an analysis to identify and assess any potential impacts on the natural environment including, but now limited to wetlands and other fragile ecosystems, historical and cultural sites, and antiquities. The applicant shall take appropriate measures to minimize, eliminate or mitigate adverse impacts identified in the analysis.

a) The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts. The applicant shall comply with applicable parts of the Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994, MCL 324.101 et seq.) including but not limited to Part 31 Water Resource Protection (MCL 324.3101 et seq.), Part 91 Soil Erosion and Sedimentation Control (MCL324.9101 et seq.), Part 301 Inland Lakes and Streams (MCL 324.30101 et seq.), Part 303 Wetlands (MCL 324.30301 et seq.), Part 323 Shoreland Protection and Management (MCL 324.32301 et seq.), Part 325 Great Lakes Submerged Lands (MCL 324.32501 et seq.), and Part 353 Sand Dunes Protection and Management (MCL 324.35301 et seq.). The applicant shall be responsible for making repairs to any public roads, drains and infrastructure damaged by the construction of the Utility Grid wind energy system.

21. Avian and Wildlife Impact: The applicant shall have a third party, approved by the Township or their engineer, qualified professional conduct an analysis to identify and assess any potential impacts on wildlife and endangered species. The applicant shall take the appropriate measures to minimize, eliminate or mitigate adverse impacts identified in the analysis. The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts.

a) Sites requiring special scrutiny include wildlife refuges, other areas where birds are highly concentrated, bat hibernacula, wooded ridge tops that attract wildlife, sites that are frequented by federally and/or state listed endangered species of birds and bats, significant bird migration pathways, and areas that have landscape features known to attract large number of raptors.

b) At a minimum, the analysis shall include a thorough review of existing information regarding species and potential habitats in the vicinity of the project area. Where appropriate, surveys for bats, raptors, and general avian use should be conducted. The analysis shall include the potential effects on species listed under the federal Endangered Species Act and Michigan's Endangered Species Protection Law.

c) The analysis shall indicate whether a post construction wildlife mortality study will be conducted and, if not, the reasons why such a study does not need to be conducted. Power lines should be placed underground, when feasible, to prevent avian collisions and electrocutions.

22. Electromagnetic Interference: No Utility Grid wind energy system shall be installed in any location where its proximity to existing fixed broadcast, retransmission, or reception antennae for global positioning system correction systems (RTK), radio, television, or wireless phone or other personal communication systems would produce electromagnetic interference with signal transmission or reception unless the applicant provides a replacement signal to the affected party that will restore reception to at least the level present before operation of the wind energy system. No Utility Grid wind energy system shall be installed in any location within the line of sight of an existing microwave communications link where operation of the wind energy system is likely to produce electromagnetic interference in the link's operation unless the interference is insignificant.

23. Shadow Flicker: The applicant shall conduct an analysis of potential shadow flicker created by each proposed wind turbine at all inhabitable structures with direct line-of-sight to a wind turbine. Such analysis shall be documented in a shadow flicker modeling report and submitted as a part of the Special Approval Use Permit Application to the Moore Township Planning Commission. The analysis shall identify the locations of shadow flicker created by each proposed wind turbine and the expected durations of the flicker at these locations from sunrise to sunset over the course of a year. Site plans shall depict a contour around each proposed wind turbine that represents the predicted thirty (30) hours per year shadow flicker generated by the modeling software used in the report. The analysis shall identify all areas where shadow (Shadow Flicker continued) flicker may affect the occupants of the inhabitable structures and describe the measures that shall be taken to eliminate or mitigate the problems. A shadow flicker mitigation plan shall also be submitted with the shadow flicker modeling report. Any shadow flicker complaint shall be addressed by the applicant and be mitigated.

24. Decommissioning: The applicant shall submit a decommissioning plan. The plan shall include:

a) The anticipated life of the project,

b) The estimated decommissioning costs net of salvage value in current dollars ("net decommissioning costs"),

c) Confirmation that each wind turbine and foundation will be removed to a depth of forty-eight (48) inches below original grade, or to the level of bedrock, whichever is less. The Zoning Administrator may approve a land owner's request for any concrete foundations or other infrastructure to remain for other uses.

d) The method of ensuring that funds will be available for decommissioning and restoration. A surety bond is the preferred method and will be required to assure the cost of decommissioning.

e) The anticipated manner in which the project will be decommissioned and the site restored.

f) A provision to give notice to the Township one year in advance of decommissioning.

g) The standard for inactivity shall be six (6) months. "Inactivity" means any wind turbine generator or other component of the Utility Grid wind energy system that is no longer in use or generating power to the grid.

h) Provisions to provide Moore Township with a surety agreement in order to establish an adequate decommissioning fund.

i. Moore Township will require the applicant to provide a form of surety, either through an escrow account, bond or otherwise, to cover the cost of removal in the event Moore Township must remove any components of the Utility Grid Wind Energy System, of an amount and form determined to be reasonable by the Moore Township Board of Trustees, but in no event to be less than one-and-one-half (1.5X) of the system(s) net decommissioning costs. The applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified independent engineer.

ii. No later than ninety (90) days prior to the fifth anniversary of the date of execution of an agreement and each subsequent fifth anniversary of the date of such an agreement, the applicant shall deliver to Moore Township an updated report inclusive of a review of the initial net decommissioning costs and such report, after approval by Moore Township Board of Trustees, may be the basis for amending the amount of the existing surety agreement or obtain replacement surety in an amount that is agreed upon by both the applicant and Moore Township Board of Trustees and meeting all the requirements set forth in subsection (24) herein. The applicant shall maintain a surety in an amount at least one-and-a-half times (1.5x) of the system's net decommissioning costs as the same may be adjusted from time to time as provided above.

iii. The Required Surety Bond (or approved equivalent) will be pre-paid for five (5) year terms at least ninety (90) days prior to the start of the project and each subsequent term renewal. Failure of the applicant or subsequent owner to maintain the specified coverage will require that all aspects associated with that Utility Grid Wind Energy System project will be immediately classified as inactive and no further construction or power production is allowed on all associated equipment until adequate coverage is re-established and proof is provided to the Moore Township Board of Trustees.

25. Complaint Resolution: The applicant shall develop a process to resolve complaints from nearby residents concerning the construction or operation of the project. The process will include progression to use an independent mediator or arbitrator and shall include a time limit for acting on a complaint. During construction the applicant shall maintain and make available to nearby residents a telephone number where a project representative can be reached during normal business hours. A report of all complaints and resolutions to complaints shall be filed with Moore Township on a monthly basis.

The Complaint Resolution Process will be detailed by the applicant in the Special Approval Use Permit Application and will include and abide by the following minimum parameters which will contain three required steps:

Under this Complaint Resolution Process, a five member Wind Complaint Resolution Committee (WCRC hereafter) would be established to oversee that the complaint resolution processes are being followed and adhered to. This WCRC shall consist of five members who will include; one member from and appointed by the Moore Township Board of Trustees, one member appointed from and appointed by the Moore Township Planning Commission Board, and three members appointed by the Moore Township Board of Trustees (these three members shall all be Moore Township property owners and at any given time these three members will always consist of at least one member who has an existing property wind lease and one member who does not have any business relationship with the Owner/Operator of any Utility Grid Wind Energy Systems).

The complaint process will be initiated by the complainant by formal complaint in writing provided to the Owner/Operator of the Utility Grid Wind Energy Systems and the Moore Township Board of Trustees. The complaint form provided to Moore Township will include a minimum fee of $75 from the complainant to help offset handling expenses as well as keep frivolous complaints to a minimum. This fee cost will be reimbursed to the complainant if the Owner/Operator of the Utility Grid Wind Energy Systems is found to be responsible for the complaint reason and mitigation is required. On the WCRC, a majority vote of three votes will be required to advance a complaint to the arbitration step. The Owner/Operator of the Utility grid Wind Energy System(s) will fund no less than 75% of the costs incurred by the operation of the WCRC. Meetings of the WCRC will follow all public meeting act requirements and will require a minimum of three (3) members for a quorum.

1) The owner/operator of the Utility Grid Wind Energy System has forty-five (45) days to formally address a complainant in writing from the date the complaint is filed with the Owner/Operator and the Moore Township Board of Trustees.
2) On the forty-sixth (46) day after the received complaint was filed, if the complaint has not been formally closed by the WCRC, the WCRC shall schedule a hearing for the complaint within the subsequent ninety (90) days to determine if the complaint warrants forwarding the issue(s) to Arbitration. The arbitration expense responsibility will be specifically detailed and will be the responsibility of the Utility Grid Wind Energy System Owner/Operator if found to be at fault for the circumstances prompting the written complaint. Any attorney fees or other preparatory fees will be the responsibility of each party involved unless the Arbitration rules otherwise.
3) The arbitration shall be the final step of the complaint resolution process and must be scheduled and completed within one year of the original complaint date. If the Owner/Operator of the Utility Grid Wind Energy System(s) is the cause of the Arbitration or case staying open or not resolved, the Owner/Operator of the Utility Grid Wind Energy System(s) will be deemed at fault and the portion of the Utility Grid Wind Energy System(s) defined in the complaint will cease production and be deemed “inactive” until such time as the arbitration hearing is completed and a decision is provided.

26. Waste Management: All solid waste and hazardous waste shall be managed and disposed of in a manner consistent with all applicable federal, state, and county rules and regulations.

27. Maintenance Records: Upon request by any official notice by the Moore Township Board of Trustees or Township Supervisor, the owner and/or operator of the Utility Grid Wind Energy System shall provide within thirty (30) days of the request, maintenance and repair records pertinent to the operation of the Utility Grid Wind Energy System.

28. Permit Ownership: All conditions and approvals associated with the permit(s) shall be observed and remain in effect upon sale and/or transfer of ownership of an approved Utility Grid Wind Energy System.

29. Conflicting Provisions: In the event of a conflict between any provision in this section and any other section of the zoning ordinance with regard to Utility Grid Wind Energy Systems, the provisions of this section shall control.

30. Electrical Collection Lines: The electrical collection system shall be placed underground within the interior of each parcel at a required minimum depth of five (5) feet below the surface of the existing grade. The collection system may be placed overhead adjacent to Township and County roadways, near substations or points of interconnection to the electric grid or in other areas as necessary. All buried collection cables will be buried with a tracer tape for enhanced safety.

31. In the event that the Utility Grid Wind Energy System has any required property taxes, insurance premiums, or surety bonds (or equivalent) which are delinquent, all associated construction and generating of power must cease until all required payments are paid in full as per the terms of the agreement.

Add to Section 19.01

- Ambient: Ambient is defined as the sound pressure level exceeded 90% of the time or L90.
- 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 of the human ear.
- Decibel: The unit of measure used to express the magnitude of sound pressure and sound intensity.
- Decommission: To remove or retire from active service.
- Height of Structure: The height of the structure is to the highest point on the tip of a fully vertical rotor blade which is upward from the nacelle.
- Inhabited Structure: Any existing structure usable for living or non-agricultural commercial purposes, which includes but is not limited to working, sleeping, eating, cooking, recreation, office storage, or any combination thereof. An area used only for storage incidental to a residential use, including agricultural barns, is not included in this definition. If it is not clear by this definition, the Zoning Administrator shall make a determiniation of any structure regarding whether or not it is inhabited.
- IEC: International Electro technical Commission. The IEC is the leading global organization that prepares and publishes international standards for all electrical, electronic and related technologies.
- ISO: International Organization for Standardization. ISO is a network of the national standards institutes of 156 countries.
- Non-Participating Parcel: A property within (or adjacent to) Moore Township that is not subject to a wind turbine lease or easement agreement at the time an application is submitted for a Special Approval Use Permit for the purposes of constructing a utility grid wind energy system.
- Participating Parcel: A property within (or adjacent to) Moore Township that participates in a lease or easement agreement, or other contractual agreement, with an entity submitting a Special Approved Use Permit application for the purposes of developing a utility grid wind energy system.

- Rotor: An element of a wind energy system that acts as a multi-bladed airfoil assembly, thereby extracting through rotation, kinetic energy directly from the wind.
- SCADA Tower: A freestanding tower containing instrumentation such as anemometers that is designed to provide present moment wind data for use by the supervisory control and data acquisition (SCADA) system.
- Shadow Flicker: Alternating changes in light intensity caused by the moving blade of a wind energy system casting shadows on the ground and stationary objects, such as a window at a dwelling.
- 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 Turbine Height: The measurement (in feet) from the base of a wind turbine tower to the tip of the blade when the blade is extended to vertical above the nacelle.
- Utility Grid Wind Energy Systems: A Utility Grid Wind Energy System is designed and built to provide electricity to the electric utility grid.
- Wind Energy Conversion System (WECS): A wind energy conversion system which converts wind energy into electricity through the use of a wind turbine generator and includes the turbine, blades, and tower as well as related electrical equipment. This does not include the wiring to connect the wind energy system to the grid.
- Wind Site Assessment: An assessment to determine the wind speeds at a specific site and the feasibility of using that site for construction of a wind energy system.