

## **REGULAR MEETING**

### **HELD AT 8682 LANSING AVENUE, FIRE STATION**

**August 22, 2022**

Meeting called to order at 6:30 pm.

Members present: Dwight Carmer-vice-chairman, Christine Beecher-ex-officio member from the Township Board (TB), Adam Williams-member, Jim Lindstrom-secretary. Absent: Chairman – position vacant..

Motion by Mr. Williams 2cd by Mr. Carmer to approve agenda as printed. All ayes. Motion passed.

Motion by Mr. Williams 2cd by Mr. Carmer to approve minutes of July 25, 2022 PC meeting as written. All ayes. Motion passed.

Vice-chairman called for reports: Mr. Carmer reported that no ZBA meeting had been necessary. Ms. Beecher reported from the TB that Zach Rogers had been appointed to serve on the PC, that the CUP for a catering kitchen at 2992 Henry Rd. had been approved, and that the TB will have a meeting Thursday August 25. No other PC members had reports.

### **BUSINESS:**

1. Public hearing for amendment to Master Plan cancelled due to notice guidelines. Mr. Lindstrom explained that the public hearing previously scheduled for today was cancelled per advice from township attorney Mr. Lillich that the required notice period had not been met. After discussion among members Mr. Lindstrom made motion 2cd by Ms. Beecher to follow the guidelines of the Planning Enabling Act and advise of the township attorney to give Notice of Intent to Amend the Master Plan and at the appropriate time conduct the Public Hearing for same. All ayes. Motion passed.
2. Continued discussion of Renewable Energy ordinance. Lengthy discussion proceeded among the PC members using the 4-22-2019 draft ordinance for Solar Energy Systems prepared by an advisory committee of township property owners, the “General Solar Farm Ordinance Provision Ideas That Are Conducive For Solar Development” provide by Consumers Energy, and the MSU Extension document “Planning and Zoning For Solar Energy Systems- a Guide for Michigan Local Governments”. After extensive discussion the following conclusions were arrived at by the PC members:
  - a. For small solar energy facility, the setback requirements listed as #6 and # 7 are satisfactory.
  - b. From page 37 of MSU document “a Small Principal Use SES is proposed to be reviewed as a permitted use with a required site plan”.
  - c. From the advisory committee draft ordinance section 21.01, the Purpose and Intent is accepted as written.
  - d. From the advisory committed draft ordinance section 21.02 Definitions are accepted as written with more to be added as needed.

- e. From the advisory committed draft ordinance section 21.03 Small Solar energy facility is accepted as written with the addition of b. above.
- f. From the advisory committee draft ordinance section 21.04 B, Large Solar Energy Facility - Permit Application is accepted as written.
- g. From the advisory committee draft ordinance section 21.04 C Large Solar Energy Facility - Provision for Conditional Use Permit Review is accepted as written with the addition of a 5-year review of the development by the developer with the Township PC and TB. (evaluate if this is correct section for this issue).
- h. From the advisory committee draft ordinance section 21.04 D, Large Solar Energy Facility – Application Escrow Account is accepted as written.
- i. From the advisory committee draft ordinance section 21.04 E, Large Solar Energy Facility – Decommissioning Escrow Account is accepted as written. (The method of security required needs review to make sure it is valid.)
- j. From the advisory committee draft ordinance section 21.04 F – Code Compliance, G – Certified Solar Array Components, and H – Solar Access are each accepted as written.
- k. From the advisory committee draft ordinance Section 21.05 – Penalties is accepted as written.
- l. From the advisory committee draft ordinance Section 21.06 – Severability is accepted as written.
- m. From Consumers Energy document add language from #23 -27 for first responder training, SDS sheets, Fire Department site safety plan, emergency access road.
- n. From the Consumers Energy document add language for # 20 -complaint resolution process and # 22 notification of change of ownership or contact information.

Public comment was invited at 7:59 pm

1. Stacy Stoner (resident) questioned why members weren't speaking opposed to large solar development.

Public comment was closed at 8:00 pm.

Motion by Mr. Carmer 2cd by Ms. Beecher to adjourn meeting. Meeting adjourned by mutual consent.

**Next regular meeting will be held September 26, 2022 at 8682 Lansing Avenue, fire station.**