



Meeting called by: Chairman Sevey @ 7:31 PM

Members Present: Chairman Sevey requested Member Roll Call

Al Myers   X   Hal Babcock   X   Mark Hoskins   X   Keith Sawade   X   Rick Sevey   X    
Jon Tilburt   X   Joe VandenBerg   X  

Others present: Attorney – Leisman, Zoning Admin - Gross

*Pledge of Allegiance:*

*Approval of Minutes:* Motion to accept April 26, 2023, minutes by Tilburt, second – Sawade, all Ayes, carried.

*Approval of Agenda:* Motion to accept Agenda as presented by Sevey, second – Hoskins, all Ayes, carried.

*Public Comment - Matters not the Subject of Public Hearing/Agenda Items:* No public comment, closed.

*Agenda Items to be reviewed by the Planning Commission:*

*Unfinished Business:*

1. SOLAR ENERGY Zoning Ordinance Amendment, Sec. 3:37 – Final evaluation of Draft #4 for submittal to Township Board. (Leisman) Noted red-letter changes to previous draft #3 for confirmation; alluded to sample layout from Oakfield Township, Spencer Township (Commercial Solar), and a Mika Meyers Solar Energy presentation to the MTA.

*PC Discussion/Questions:*

- Clarification (Sec 3.37, E) add, "...established an accessory use only, not a principal use...."
- Sec. 3.37, E4, a & b: "...In addition, ....system used for residential purposes." Sentences redundant?
- Sec. 3.37, E4, b: "...total area covered by a Solar Array..." Should be "each?"
- Re: E4, c: addition of "and/or" building on the property in 2 places
- Is 10,000 sq. ft. on the footprint?
- Allowed on vacant parcel? Must be a building on parcel to use this?

*Leisman/Gross Response:*

- Will clarify in Sec. E: "...established as an accessory uses only, not a principal use, subject to following..."
- Re: E4, a & b: Sentences are different – first is percent of total area, second = size of collector
- Re: E4, b: "a" – differentiates number of arrays
- Residential is 2,000 sq. ft. for both, others are 10,000 for both; first is 'total area covered,' and second, area of 'solar collector surface'; tilt is a factor.
- Now needs a principal use on parcel excepting for agriculture
- Will add, "and/or" building on the property in 2 places, Sec. E4, c.

Sevey: Motion to recommend Small-Scale Solar Energy Systems ordinance amendment Draft 4, with said changes, to the Township Board by Tilburt, second – Myers, all Ayes, Carried.

*Conclusion:* Attorney Leisman will prepare ordinance amendment for Township Board.

*Continued Discussion:* Need to continue working on amendment for Commercial Solar conditions – review of Spencer Township Ordinance, Sec. 4.41 Commercial Solar Energy Systems

*PC Discussion/Questions:*

- ?PA 116 Farmland and OS Preservation Program – would not allow on farmland?
- Commercial is coming fast and is important for near future; large solar farms showing up in landscape
- Don't want to rush – suggestion for separate study group
- ? Address with Master Plan? e.g., maps?
- Suggest Board place a moratorium on commercial development to give PC time to examine subject

*Leisman Response:*

- Re: PA 116 – will look into – state may be leaving decision to local authority – should clarify on draft
- Will review Oakfield Township ordinance as well
- Makes sense to include both “total” and “maximum” size

Sevey: Motion for Planning Commission recommendation to the Township Board to approve a moratorium on large scale solar development to remain in effect for 6 months so Planning Commission can study Commercial Solar issue. Motion by Tilburt, second – Sevey, all Ayes, Carried.

Conclusion: PC will draft a maximum of 3 member group at June 28<sup>th</sup> meeting subject to Board decision on June 12.

*Open Discussion for Issues not on the Agenda:*

*Correspondence Received: N/Z*

*Planning Commission Members:*

1. (Gross) Master Plan due for review; currently dated September 2017; now are rezoned places/spot zoning not reflected in current mapping

*PC Discussion/Questions:*

- Solar matter is not indicated now – should be
- Updating actual Zoning Maps? Funds available to get it done?
- Makes sense to do updated Zoning Book, then maps

*Leisman/Gross Response:*

- Has been 5 years so decision needed but no penalty
- Options = could decide to keep as is now, could amend/update maps, can look at solar issue now and amend, could decide to address at later date
- Expenditures require Board approval
- Have done “piecemeal” zoning – will need to research then code new map; will not affect current Zoning Book
- Zoning Book, Ch 4, Sec. 4.02 – Zoning Administrator is final authority of official Zoning Map

Conclusion: Board Rep Hoskins will notify Board that Zoning Administrator Gross is doing research and will code official map as necessary

*Report of Township Board Representative: N/A*

*Report of Board of Appeals Representative: (Tilburt) Nothing other than mentioned previously.*

*Report of Zoning Administrator: (Gross) Second Site Plan received from Lenartz (Dog Kennel – Edgerton) still incomplete; has not completed application nor funded escrow; hasn’t purchased property yet.*

*Another property on Edgerton inquiring about a motor home storage facility – nothing concrete yet.*


*Premier Towing Update: Informed them again, must start over with PC; combined 2 parcels – now difficult to split; road right-of-way varies; DEQ must approve before Zoning approval; violations enforcement coming soon.*

*Additional Public Comments: (Ellick) Be advised – Sable taking sand off 2535 17 Mile; needs to look at how many yards they’re allowed to take.*

No additional public comment, closed.

Sevey: Motion to adjourn by Sevey, second – Sawade, all Ayes, Carried. Meeting Adjourned: 8:34 PM.

*Next Scheduled Meeting: Wednesday, June 28, 2023*

 *chair* Secretary  
6-28-23 - Date