



Minutes – Planning Commission

Meeting – Wednesday, September 27, 2023

Meeting called by: Chairman Sevey @ 7:30 PM

Members Present: Chairman Sevey requested Member Roll Call

Al Myers \_\_X\_\_ Hal Babcock \_\_X\_\_ Mark Hoskins \_\_X\_\_ Keith Sawade \_\_AB\_\_ 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 August 23, 2023, minutes by Tilburt, second – Sevey, Ayes = 6, absent = 1, motion carried.

Approval of Agenda: Motion to accept Agenda as presented by Sevey, second – Hoskins, Ayes = 6, absent = 1, motion carried.

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

Agenda Items to be reviewed by the Planning Commission:

Agenda Item #: Scheduled Public Hearing - Solar Energy – Large-Scale Systems Ordinance Amendment

PC Discussion/Questions: Draft Review

- Possible upcoming legislation could move local authority over utility-scale energy to state – would this void our amendment?
- Sec. 3.38C1 – Lot Area/Coverage: ?If owner has more than 1 parcel what is separated by road – still contiguous? Combine parcels?
- What if same parcel number on both sides of road?

Leisman/Gross: State legislation could be a long while, better to have ordinance now. (Gross) Re:

Lot area: As is now, with setbacks, would need 2 parcels; if setback is from property line, would need that amount of setback. If 2 parcels, separated by road, would each have their own address. (Leisman) Can fix with additional language..."Project...shall be contiguous parcels not separated by a public or private road or street."

Sevey: Called for motion to recommend resolution, with addition, to Township Board for approval of ordinance amendment for Utility Grid Solar Energy Systems. Motion by Sevey, Second – Myers. Ayes = 6, absent = 1, motion carried.

Unfinished Business:

1. Master Plan Evaluation

PC Discussion/Questions: Draft Review

- How are new residences being built in Commercial?
- 17 Mile corridor is important to address; needs breaking up between NC and HC
- Need to do something now for new Master Plan – township is growing
- Changing a personal residence to commercial is a big impact – need verbiage for rebuild value if necessary

Leisman/Gross: Some "commercial" areas are AG; if changed to commercial, new house builds would need an SLU there; 17 Mile setback was requested for 1000' deep – "crops" would need zoning change; need to get away from pocket zoning; already have verbiage for "lawful non-conforming" to continue use as residence; Re: Procedure – must send letters to surrounding townships, make changes, hold a public hearing, then to Township Board for final approval. "Data" may be available via computer and done by 3<sup>rd</sup> party – new maps, charts could be created.

Sevey: Called for motion to begin looking and updating current Master Plan. Motion by Sevey, Second – Myers, all Ayes = 6, absent = 1, motion carried.

Sevey: Called for 3-member, volunteer sub-committee to begin examination of current Master Plan – no definite timeframe. Master Plan Sub-Committee: Mark Hoskins, Al Myers, Joe Vandenberg

*Open Discussion for Issues not on the Agenda:*

1. Joint Meeting with City of Cedar Springs – ACT 425 Agreement:

Initial meeting date proposal couldn't work, requested another date - no feedback yet, awaiting City response

2. Planning Commission Members:

Re: MTA Update on state control of renewable energy – should contact lawmakers; action coming in October.

*Report of Township Board Representative: (Hoskins) N/A*

*Report of Board of Appeals Representative: (Tilburt) N/A*

*Report of Zoning Administrator: (Gross)* Two items for the ZBA; both need variances and one will return to the PC if granted - the other strictly Zoning. Still discussion on site plan for dog kennel request for Edgerton – they now own the property.

*Additional Public Comments:* Supervisor Ellick recognized: Copy of new ordinance prohibiting hazardous waste dumping sent to Advanced Hydrovac – Code Enforcement will address. Attention to Master Plan is important. Thanks for listening.

Sevey: Motion to adjourn by Sevey, second – Myers, all Ayes, Carried. Meeting Adjourned: 8:17 PM.

*Next Scheduled Meeting: Wednesday, October 25, 2023*

Al Myers - Secretary  
10-25-23 - Date