

PINE TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
Thursday, February 23, 2023 at 5:00 PM

A special meeting of the Pine Township Planning Commission held at the Pine Township Hall, 7900 W. 2nd Street, Stanton, Michigan 48888, for the purpose of discussing the proposed update to the Solar Ordinance.

CALL TO ORDER

The meeting was called to order at 5:00 PM by Chairman Millard, followed by the Pledge of Allegiance.

ROLL CALL

Present: Scott Millard, Chair; Gary Christensen, Vice Chair; Jamie Gorby, Secretary, Tyler Nadeau, Township Board Liaison, Derek Buchholz, Dan Main. Chris Bell arrived at 5:03 PM.

APPROVAL OF AGENDA

Main moved, supported by Nadeau, to approve the agenda. MOTION PASSED.

APPROVAL OF MINUTES

Nadeau moved, supported by Buchholz, to approve the February 6, 2023 Minutes. MOTION PASSED.

OLD/UNFINISHED BUSINESS

DISCUSSION OF SOLAR ORDINANCE LEGAL RECOMMENDATIONS (attachment)

The following corrections and updates were made:

Page 1 – The colons that were to be added to the numbers 203 and 204 were not added and this still needs to be done.

Page 2 – Gorby moved, supported by Nadeau, to remove the Prime Farmland definition, as there is no longer a reference to prime farmland in the ordinance. MOTION PASSED.

Page 3 – 16.04 1. e – add “d” to the word “use”

Page 4 – 2 c.

Nadeau moved, supported by Gorby, to make the following change the final sentence of Page 4, Section 2, subsection c: Such proof shall be subject to the (*omit Township*) Building Official's approval. MOTION PASSED.

Page 5 - 3. g. The final two words in the paragraph should be “Zoning Administrator”, not “Planning Commission”.

4. a. insert the word “but” between “at least 5,000 sq. ft.” and “no more than 5 acres”

Page 7 – 8. Change “SES” to “ISES”.

Page 8 – 16. & 21. Christensen moved, supported by Nadeau, to change the word “applicant” to “applicant/owner/operator”. MOTION PASSED.

Page 11 – e. Decommissioning Plan 1.
Nadeau moved, supported by Gorby, to change the word “applicant” to “applicant/owner/operator”. MOTION PASSED.

e. iii. should not be stricken through.

vii.

Gorby moved, supported by Main, to insert the word “additional” between the words “any” and “agreement”. The sentence will begin “Description of any *additional* agreement”.

x. owner/operator will be changed to applicant/owner/ operator.

Page 12 – g. Nadeau moved, supported by Buchholz, to change the word “applicant” or “owner” or “operator” to “applicant/owner/operator” in all sections of the Ordinance pertaining to Level 2 and Industrial Solar Operating Systems. MOTION PASSED.

h 1. ii.

Gorby moved, supported by Buchholz, to change “owner/operator” to “applicant/owner/landowner” to be consistent with letter “f”. MOTION PASSED.

Page 13 – Nadeau moved, supported by Gorby, to change the wording in letter i. And in 4. from “applicant” to “applicant/owner/operator”. MOTION PASSED.

Page 14 – Nadeau moved, supported by Gorby, to correct the numbers of Sections 4, 5, 6, and 7 due to Section 3 having been omitted. What was 4, 5, 6 and 7 will now be 3, 4, 5, and 6. MOTION PASSED.

Gorby will send the changes to attorney Abdo so all changes will be on record in that office and the final draft can be reviewed. If the document has been returned by the March 13, 2023 Township Board meeting, Nadeau will ask for the proposed ordinance to be posted on the Township website.

Main moved, supported by Christensen, to schedule a public hearing on the proposed solar ordinance for Monday, April 10, 2023 at 5:00 PM MOTION PASSED.

NEW BUSINESS

BLIGHT ORDINANCE

Gorby noted that she read in The Daily News that the Montcalm County Commission is creating a new blight ordinance template.

PUBLIC COMMENT

Nadeau moved, supported by Buchholz, to add an additional Public Comment as agenda item #3 during all future Planning Commission quarterly meetings, and to keep the Public Comment section of the agenda that is near the end of the meetings. MOTION PASSED.

PUBLIC COMMENT

Mike Rotter, Pine Township – sought clarification on the public hearing and County review of the proposed ordinance

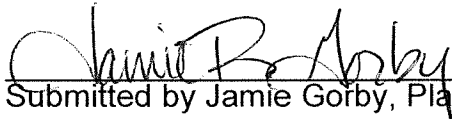
Dawn Sweet, Pine Township – commended the commission members and sought clarification on setbacks from water.

Pamela Hemmes, Montcalm Township – suggested requiring the recycling of solar panels

Linda Reynolds, Stanton – Commended the commission members for working well together

ADJOURNMENT

Nadeau moved, supported by Gorby, to adjourn the meeting at 6:19 PM. MOTION PASSED.



Submitted by Jamie Gorby, Planning Commission Secretary

Typed by Barbara Kaaikala