

PINE TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
Monday, February 6, 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.

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 5:05 PM.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

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

OLD/UNFINISHED BUSINESS

DISCUSSION OF SOLAR ORDINANCE LEGAL RECOMMENDATIONS (attachment)

The following corrections and updates were made:

Page 1 – add the missing colon to the headings *Section 2.03* and *Section 2.04*.

Page 3 – add “SES” to the heading **Section 2. Add New Section 16.04 (OO), entitled “Solar Energy Systems” and Section 16.04 (OO). Solar Energy Systems.**

1. c., d., e., f. - Change “A SES” to read “An SES”

1. e. - change the word “use” to “used”

Page 5 - Main moved, supported by Gorby, to change Page 5, letter e, to add, “A minimum of 100 feet from all wetlands and/or bodies of water.” MOTION PASSED.

Nadeau moved, supported by Main, to change Page 5, letter 4a to: shall only occupy an area greater than 5,000 sq. ft. but less than 5 acres. MOTION PASSED

Page 6 – Nadeau moved supported by Main to change Page 6, C2: Side and rear lot lines from a minimum of 10 ft to 100 feet. MOTION PASSED.

The following requirement will be added on page 6, c4:

Main moved, supported by Gorby to add a minimum 500 feet setback from wetlands/ bodies of water.

Nadeau moved, supported by Gorby, to add the words "or covered with" to 4 e
MOTION PASSED.

Nadeau moved, supported by Buchholz, to add in J. Lot area coverage: No more than (30%) of the total lot area may be covered by SES. MOTION PASSED.

Nadeau moved, supported by Main, to add "(ISES)" to the heading 5. Industrial Solar Energy Systems, and to change all references under section 5. from "An SES" to "An ISES".
MOTION PASSED.

Page 8 & 9 – Under numbers 2 and 3, change "A ISES" to "An ISES".

3. ii. Nadeau moved, supported by Buchholz, to change the side and rear setback minimum from one hundred feet to three hundred feet. MOTION PASSED.

iii. Nadeau moved, supported by Main, to change 3 iii. To Wetland setback: A minimum of 2640 feet from a body of water, and to place the wording that is currently under iii. in a newly created section iv. MOTION PASSED.

8. Add the words "covered with" after the words "shall not be paved with asphalt or" so that this section reads the same as section 4. e. on Page 6.

9. Nadeau moved, supported by Gorby, to add in a new number 9, and to change the numbers following accordingly. Under the new number 9 will read "Drainage shall include a retention pond(s) designed to prevent potential contamination from reaching the nearest wetlands or body of water."
MOTION PASSED.

Page 10 – 10. Buchholz moved, supported by Christensen, to change 20% to 30%.
MOTION PASSED.

Page 11 – iii. Christensen moved, supported by Buchholz, to remove the wording "to a depth of three feet below grade."
MOTION PASSED.

Page 12 – i. Move up to correct error in formatting.

Page 13 – Section 3, section 5.03 – Is this an amendment to the Zoning Ordinance? It appears to be a repeat of section 4, section 10.03? Does it need to be removed completely as special land use is not allowed in AP.

Gorby was assigned to ask the attorney the following questions:

If light industrial zone is less than 20 acres, is ordinance exclusionary, or OK since there is an option to request rezoning?

the random r between numbers 16 and 17 on page 8 appears to be there in error and can be removed?

Is the amendment to Page 13, section 3, section 5.03 in error? We are not allowing special land uses in AP district. Section 3 needs to be omitted?

NEXT MEETING

A special meeting was scheduled for Thursday, February 23, 2023 at 5:00 PM, during which Gorby will present recommendations from the attorney and finalizing the solar ordinance will be attempted.

NEW BUSINESS

Millard stated that the County Commission is still working on the blight ordinance and plans to send a "skeleton" to the townships.

PUBLIC COMMENT

Judy Graham, Pine Township – asked whether the motion on industrial wetland setbacks covers bodies of water (the answer from the Commission was Yes, it does)

Dawn Sweet, Pine Township – expressed appreciation to the commission, expressed concern for preservation agricultural land, and her belief that once land is used for industrial solar purposes, the land never returns to farmland

Leslie Rydahl, Pine Township – Read aloud a portion of an ordinance (from another township) that restricts total coverage within the township and informed the Commission that there is potentially a cap of property that can be put on to protect Township farmland.

Pamela Hemmes – commented on the 30% setback

ADJOURNMENT

Nadeau moved, supported by Gorby, to adjourn the meeting at 7:50 PM. MOTION PASSED.


Submitted by Jamie Gorby, Planning Commission Secretary

Typed by Barbara Kaaikala