

Keene Township
Planning Commission Minutes

Tuesday, October 4, 2022 – 7:00pm

Keene Township Hall
8505 Potters Rd.
Saranac, MI 48881

Call To order and Pledge of Allegiance: at 6:59 pm, Jeff Braam called to order.

Roll Call: Present: Dan Briggs, Denny Briggs, Jeff Braam, Ray Krieger, Matt Stahlin. Corey Wojcik. Mike Gasper was absent

Recognition of visitors: approximately 30 members of the community were present

Public Comment: Topics not on the Agenda – There were no comments

Approval of last meeting minutes: Corey Wojcik moved to approve, Dan Briggs 2nd, passed 6-0

New Business:

Request to Rezone Vroman: Jeanne gave an overview of the application request. Questions on difference between RR vs. AG and AR

Corey Moved to set the public hearing for November 1. Matt Stahlin 2nd, passed (6-0)

Old Business:

Solar amendment continued:

Section 1c: Discussed size of eligible parcels is 16,760 acres of AR and AG districts in Keene Twp. (provided by Jeanne) and total Acreage is 23,040.

Discussion as to number of projects and amount of space to be allocated:

- If Acres are limited; do we need to limit number of projects?
- Average size is 500-900 acres for a commercial Solar Project
- Corey asked to revisit this in order to do research

-Section 1f: More Detail on “regularly maintained”

-Change to “in good condition” or “good working condition”

-Repair Timeframe to be 60 days with extension granted by Zoning Admin

Section 1g: no changes

Section 1h: Glare Impact Study is a requirement of FAA – issue no hazard letter

-Glare Study to be required as part of Keene Twp. Zoning. Invenergy to provide information on what FAA study and response looks like.

Section 1j: Equipment and training to be provided by project developer

- Emergency plan is to be signed off by fire chief
- Company to provide up to date specialty equipment and training as needed by the fire department for the life of the project.

Section 1k: Year around Maintenance

Section 1l – Notification to township if project is transferred – Addressed in section 2(7)

Section 1m – Substation is required to be lit. Lighting will be dark sky compliant

Section 1n – Life of project - the developer will provide periodic inspection when an issue is discovered. Repairs will occur in 30 days unless reasonable extension is requested. Developer is responsible for repair to damaged drainage equipment unless no fault is proven

Section 1o: no change

Section 2: may changed to will

Section 3 – reduce notification to 3 months. Copies of any complaint shall be provided to township within 30 days and resolution within 60 days unless more time is required.

Comment to require panels to be made in the USA.

Comment regarding hazardous substance concerns

Comment regarding panels having trace amounts of hazardous substance and to be hazardous substances impact humans, the entire panel would need to be ingested. Fire concerns are nil with units themselves as they are constructed with aluminum and glass.

Public Comment:

None

Next Meeting: Next regular meeting to continue other business and solar is on 12-6-2022.

Adjournment: Motion by Matt Stahlin at 8:35pm, 2nd by Jeff Braam passed 6-0.

Oct 4 2022
Planning Commission

Names

Polly Wolf
Jim Wolf
William Albreghita

Seann Vandersloot
David Hardy
~~Scott~~
Bryce & Sharon Weeks
Carol Pifer
Kara Albert
Rich Albert
* Holtzidge Kevin
Mitch King
Tina Granger
Brett Humberger
Trisha Rose
Carmelita
Scott
Doreen Lisa Johnson
Nancy Solomon
Dell Matto
Nolan
Ash
Kate Hardy
Sara Harder
Lill Thompson
Cory Smith
Ann (Anker) Zief
Paul Vanderjew