

**Keene Township Planning Commission  
Special Meeting**

Minutes from meeting dated 12-16-2024

Briggs called the meeting to order with the Pledge of Allegiance at 7:00 PM.

**Roll Call:**

Present: Denny Briggs, Matt Stahlin, Nancy Solomon, Nate Wolff

Absent: Ray Krieger, Cori Wilber

**Recognition of Visitors:**

There were five members of the community present along with Zoning Administrator, Jeanne Vandersloot.

**Approval or Changes to Agenda:**

Briggs mentioned adding the setting of the Planning Commission's next meeting to New Business. Stahlin motioned to add the setting of the next Planning Commission's meeting to New Business. Solomon seconded. All in favor. Motion passed 4-0.

**Approval of last meeting's Minutes:**

Wolff motioned to approve last meeting's minutes and seconded by Solomon. Stahlin abstained because he was not at the last meeting. Motion carried with a vote of 3-0 and one abstain.

**Report from Township Board Rep:**

Wolff gave his report.

**Report from Zoning Administrator:**

Vandersloot gave her report.

Wolff - are we allowed to have one race car? Does the mud bogger qualify for that? Vandersloot said there are exceptions.

**Public Comment - Topics Not on Agenda:**

Comment received about the weather and icy roads.

**Old Business:**

None.

**New Business:**

1. Set Public Hearing and Review Resolutions with Ordinances from the Township Board:
  - a. Stahlin motioned to set the next meeting (Public Hearing) to January 6, 2025. Solomon seconded. All in favor. Motion carried 4-0.
  - b. Briggs suggested discussing the Resolutions with Ordinances in the following order:
    - i. #3 Solar Ordinance
    - ii. #1 Overlay District Ordinance
    - iii. #2 Energy Storage Moratorium
    - iv. #4 Solar Moratorium
    - v. #5 Wind Energy Moratorium

NOTE: #6 Wind Energy Ordinance and #7 Battery Storage Ordinance were not mentioned at this time.

**#3 Solar Ordinance:**

District 3 has the best farmland (prime ground).

No interest to lease land in District 3.

Transmission line locations were discussed.

Briggs and Stahlin want 1 and 2.

No study was done to determine the best location.

Wolff mentioned the referendum and that it would go through if the district wasn't changed to only include District 3. Next election is in May and this could be voted on at that time (the Township may have to pay the additional cost).

Wolff motioned to remove District 1 and 2 and add District 3 and send it to Public Hearing. Solomon seconded with reasons. (We are not 100% sure that the Referendum was filed.) Roll call vote: Wolff - yes, Solomon - yes, Stahlin - no, Briggs - no. Motion not carried.

Moratorium would give us a speed bump. It would not be a CREO.

New Administration in 2025 was mentioned.

Most leaseholders signed up during Trump's previous term.

After much discussion, Stahlin motioned to add District 3 to 1 and 2 and send it to Public Hearing on January 6, 2025 with no other changes. Solomon seconded. Roll call vote: Wolff - yes, Solomon - yes, Stahlin - yes, Briggs - yes. Motion carried 4-0.

**#1 Overlay District Ordinance:**

Wind, solar and battery were discussed.

Wolff motioned to table Overlay District Ordinance (example 1). Stahlin seconded. All in favor. Motion carried.

**#2 Energy Storage Moratorium:**

Termination deadline of one year was mentioned and agreed upon.

Wolff motioned to approve and move Energy Storage Moratorium to Public Hearing on January 6, 2025. Solomon seconded. All in favor. Motion carried 4-0.

**#5 Wind Energy Moratorium:**

Stahlin motioned to approve and move Wind Energy Moratorium to Public Hearing on January 6, 2025. Wolff seconded. All in favor. Motion carried 4-0.

**#4 Solar Energy Moratorium:**

Briggs mentioned the termination deadline of one year was excessive.

Wolff motioned to approve Solar Energy Moratorium amending it to add an end date in section D of June 30, 2025 and send it to Public Hearing on January 6, 2025. Seconded by Solomon. Roll call vote: Wolff - yes, Solomon - yes, Briggs - yes, Stahlin - no. Motion carried 3-1.

**#6 Wind Energy Ordinance:**

Stahlin motioned to table Wind Energy Ordinance and Wolff seconded. All in favor. Motion carried.

**#7 Battery Energy Ordinance:**

Stahlin motioned to table Battery Energy Ordinance and Wolff seconded. All in favor. Motion carried.

**Public Comment - Any Topic:**

Random comments received by the audience.

**Adjournment:**

Stahlin motioned to adjourn and Wolff seconded. All in favor. Motion carried.

**Future Meeting Dates:**

2024/2025 Fiscal Year Regular Meetings: Tuesday, February 4, 2025

Public Hearing: January 6, 2025

Minutes documented by Nancy Solomon.