

Keene Township Planning Commission

Minutes from meeting dated 3-31-2025

Denny Briggs called the meeting to order at 7:01pm with the Pledge of Allegiance.

Roll call:

Present: Denny Briggs, Ray Krieger, Cori Wilber, Matt Stahlin, Nate Wolff

Absent: Nancy Solomon

Note: 1 current vacancy

There were approximately 8 members of the community present along with Zoning Administrator Jeanne Vandersloot.

Changes to the agenda:

Wilber made a motion to accept the agenda. Stahlin seconded. All approved. Motion carried.

Approval of last meeting minutes:

Stahlin made a motion to accept the minutes from the 3-25-2025 meeting. Krieger seconded. All approved. Motion carried.

Report from Zoning Administrator:

Report was given at another PC meeting earlier this month.

Public Comment:

Polly Wolff asked Chairman Briggs if he had checked into whether a resident can communicate with a Board member outside of a public meeting. He indicated that it is allowed, and that Board members should understand and know what the OMA regulations are.

Old Business:

- Battery Storage Facility Ordinance.
 - Resumed working on the BESS ordinance draft.
 - Wilber had researched the lifecycle of battery storage facilities. She relayed that the lithium-ion batteries that are typically used in battery storage facilities have an estimated lifespan of 10-15 years, though that is highly dependent on use. No data could be found on the lifecycle of facilities themselves.

- Reviewed the 4 suggested districts that Vandersloot had proposed. Three of them were in AG-RES, one in AG district. Reviewed locations of homes and transmission lines in relation to the suggested districts.
- General discussion about what uses the government can invoke eminent domain for.
- Setbacks to non-participating properties shall be 300 feet from the property line. Removed the “to a dwelling” setback. Reviewed how far from the road right of way a BESS could be if setback was 50 feet. Wilber expressed concerned that the 88-foot setback in that instance could allow a BESS to be closer than 300 feet to a residence if the home was across the road. The PC decided on 150 ft as the road right of way setback.
- Briggs suggested an acreage cap on BESSs. All agreed. Cap was set to 5 acres, not including the setback areas.
- Majority consensus was to designate Overlay District 3 as the allowed district for BESSs.
- Wilber made a motion to schedule a public hearing for the Battery Energy Storage System ordinance. Stahlin seconded. All approved.
- Stahlin made a motion to move the previously scheduled May 12th meeting to May 5, and to include the public hearing as part of that meeting. Wolff seconded. All approved. Motion carried.

New Business:

- None.

Public Comment – Any Topic:

- None.

Adjournment:

- Stahlin made a motion to adjourn. Wilber seconded. All approved. The meeting adjourned at 8:40pm.

Minutes recorded by Cori Wilber.