

Keene Township  
Planning Commission Minutes

Tuesday, January 3, 2023 - 7:00 PM

New Member, Nancy Solomon welcomed

Call to order at 7:00 PM: Ray Krieger called the meeting to order with the Pledge of Allegiance

Roll Call: Present: Ray Krieger, Dan Briggs, Denny Briggs, Matt Stahlin, Corey Wojcik, Nancy Solomon. Not Present: Mike Gasper

Approximately 30 members of the community were present along with Jeanne Vandersloot, Zoning Administrator and a Representative from Invenergy.

Public Comments: Question was asked about the December 14th meeting minutes not being on the Township website. The response from the Commission was there is no specified timeframe that the minutes were to be posted. Jeanne stated she would look into it.

Approval of Last Meeting Minutes: Motion to approve minutes by Matt Stahlin. 2nd by Dan Briggs. Ray commented on the mis-spelling of his name. The motion was amended to approve the minutes with the correction. Passed 6-0.

New Business: The appointment of officers:

Denny Briggs for Chairperson: motioned by Ray Krieger, 2nd by Matt Stahlin. Passed 6-0  
Ray Krieger for Vice Chairperson: motioned by Matt Stahlin, 2nd by Dan Briggs. Passed 6-0  
Nancy Solomon for Secretary: motioned by Matt Stahlin, 2nd by Corey Wojcik. Passed 6-0

Old Business: Continued with Commercial Solar Changes:

#### Section 12.27 - Solar Energy Systems

##### Section L: Strike (solar farm)

Section 1a: Discussion of setbacks in regards to being surrounded by solar on two sides. This is not documented and is recommended to be added.

Comment from Jill Thompson requested 400 feet setback from lot lines. Many comments from the community. Someone wanted larger setbacks for all situations.

##### Section 1b: No changes

Section 1c: Discussion of project area being reduced from 1600 acres to 800 acres. Invenergy Rep stated it takes almost 900 acres to produce 100 MegaWatts (MW). A resident mentioned that in December, Michigan only had 12% sunshine. It was mentioned to change it to 900 acres / 100 MW / one project. Not everyone agreed. Corey was not comfortable

with the legal wording and suggested having our Township Lawyer present to address questions regarding verbiage.

Section 1d: Change "No widespread spraying to kill vegetation under and around the solar panels ARE to IS permitted except for targeted or spot spraying as needed.

Section 1e: No change

Section 1f: Change "60 days" to "30 days".

Section 1g: No changes

Section 1h: Period after roadways. Eliminate "without unduly impacting the functionality or efficiency of the solar system".

Section 1i: No changes

Section 1j: Add "or owner" to the sentence: "The local Fire Departments shall be provided by the project developer or owner with up to date training and any special equipment needed for an emergency for the life of the project." Also change Department to Departments. My suggestion is to change the sentence to: "The project developer and owner shall provide and be monetarily responsible for up to date training and any special equipment needed for an emergency handled by the local Fire Departments for the life of the project."

Section 1k: No changes

Section 1l, 4: Change 90 days to 30 days. Change is to its.

Section 1m: No changes

Section 1n: Second sentence should read: The developer or owner will provide an inspection by camera or similar technology and report of drainage tiles pre-construction, post construction, post decommissioning, and at other times if drain issues arise. Repairs will occur in 30 days unless a reasonable extension is requested. The developer is responsible for repair to damaged drainage equipment unless no fault of theirs is proven.

Section 1o: No changes

Section 1p: Add: MSDS Manufacturers Material Safety Data Sheet(s). Documentation shall include the type and quantity of all materials used in the operation of all equipment. NOTE: Dan mentioned that the State governs MSDS.

Section 2: No changes

Section 3: Add "if approved by PC" after "and the resolution within 60 days unless more time is required."

Section 4a: Sentence should read: "Conditions upon which full or partial decommissioning will be initiated are; the ends of lease, no power production for 12 months, abandonment and panels and equipment not fully constructed or operation for 12 months.

Section 4b: Add full/partial language and change completion timeframe of 24 months to 12 months. Section should read: "Removal of all full or partial decommissioned utility owned equipment and non utility owned equipment, conduit, wiring, structures, fencing, roads, solar panels and foundations shall be completed within 12 months. Extension requests at three month intervals must be approved by PC."

Section 4c: No changes

Section 4d: No changes

Section 4e: No changes

Section 4f: No changes

Section 4g: Responsible energy company or land owner must provide an updated decommissioning plan if there is a change in technology or other changes develop.

Section 4h: Public comment about if a solar company files bankruptcy. Committee member assured us that we are protected. Determined to add "Bonds need to be renewed 90 days prior to expiration date." before the last sentence.

Section 4i: Add "Amount will be determined by size of project." to the end.

Section 5: Add "Any cost to repair damage caused by the developer is the responsibility of the developer." to the end.

Section 6: Change sentence to read: The Township Representative and landowner may inspect the solar energy system project at any time by providing a notice to the applicant or operator at least one business day in advance. Also add: "The Township may hire a 3rd party to assist with any such inspections of the solar energy system."

Corey made a motion to have our lawyer available at the next PC meeting to discuss solar section 12.27. He suggested having the changes discussed added and given to the attorney for review. He requested the attorney be present at the February meeting. Corey's motion was 2nd by Matt Stahlin. Motion passed 6-0.

Polly Wolf mentioned the Protect Keene Group and a referendum.

Motion to adjourn by Matt Stahlin and 2nd by Dan Briggs. Motion passed at 6-0.

Meeting adjourned at 9:27 pm.