

**Keene Township
Planning Commission
Meeting Minutes**

**Tuesday December 7, 2021
7:00 PM**

Members Present: Jeff Braam, Dan Briggs, Ray Krieger, Corey Wojcik

Members Absent: Matt Stahlin, Denny Briggs, Mike Gasper, (all excused)

Zoning Administrator: Jeanne Vandersloot

Public Present: Jared Williams, Mark Hill, Bradley Potter, David Bozung, Jurad Higgins, Brenda Clover, Dan Nelson, Jeanne Vandersloot

Call to order and Pledge of Allegiance

Chairperson Braam called the meeting to order at 7:00 pm, followed by the Pledge of Allegiance

Approval of the Last Meeting Minutes

Corey moved to approve the minutes from the last meeting. Dac seconded the motion. The motion was carried by a vote of 4-0.

Approval or Change of Agenda

Denny made the motion to approve the agenda. Matt supported, passed 6-0.

Open discussion for issues not on the agenda

- Correspondence Received: None
- Planning Commission Members: None
- Members of the Audience: None

Report from Township Board Representative

None

Report from Zoning Administrator

None

Old Business

None

New Business

Novilla Renewable Natural Gas LLC – Biogas Project at Maple Row Dairy

Add New Ordinance

The members held a public hearing on the proposed township attorney's updated ordinance to add biofuel production on a farm in the AG and AR zoning districts. Jeanne went through the ordinance with an explanation. The Novilla team gave a presentation to the audience with photos of equipment and how it works. They

explained the methane digester and how it works, employees to be on site, a tour by the first responders, a master STOP button will be installed, gave their experience in this field and explained environmental and catastrophic precautions. They explained this is a first step with an upcoming application and also must meet stringent State regulations. Comments from the public were as follows:

Jurad Higgins asked to have construction traffic to not use Lee Rd but come off Potters Rd

An email comment from Brent Edwards also wants cement truck traffic to be kept off Scott Rd and Lee Rd and enter the property by Potters Rd

Dave Bozung said Scott Rd is now the best it has ever been and Corey mentioned that Scott and Higgins were having work done on them

One person asked about if the 100' setback was enough if the new facility is close to a home. Jeanne said the Planning Commission could extend that for circumstances under the Special Use Process. Novilla said there is a 800 foot setback from a well so that setback will be far greater than the 100 ft one.

Another person asked if there will be a conflict of interest on the Board when they vote on the new ordinance. That will be looked into and the Township Attorney will be contacted for an opinion.

Some questions from the audience were answered then the hearing was closed.

After some member discussion, Dan motioned to approve the ordinance and recommend adoption to the Township Board as written. Corey seconded the motion. Motion passed 4-0.

Solar Energy Amendments

The members went over it with Jeanne explaining the proposed amendments. They will study it and act more on it when the other 3 members can be present.

Cargo Containers Amendments

The members went over it with Jeanne explaining the proposed amendments. They will study it and act more on it when the other 3 members can be present.

Corey motioned to table both of these amendments with Dan seconding the motion. Motion passed 4-0.

Schedule fiscal 2022-2023 Meetings

With the upcoming biofuel application to be submitted, more meetings were scheduled. Dan motioned to accept these dates with Corey seconding. Motion passed 4-0. Dates are below:

2022

Feb. 1

March 1

April 5

August 16

December 6

2023

Feb. 7

Adjournment

At 8:00 PM Ray moved to adjourn, Corey supported, motion passed 4-0.

Next regular meeting will be held on February 1, 2022 at the township hall at 7:00 pm.