

**Keene Township
Planning Commission
Meeting Minutes**

**Tuesday April 5, 2022
7:00pm**

Members Present: Jeff Braam, Dan Briggs, Denny Briggs, M. Gasper, Ray Kreiger, Corey Wojcik (absent M. Stahlin)

Zoning Administrator: Jeanne Vandersloot

Public Present: Robert Simpson, Lauren Ghidotti, Jared Williams, Mark Hill and 61 Members of the community

Call to Order and Pledge of Allegiance: Jeff Braam Called to order at 7:00 pm followed by Pledge of Allegiance

Public Comment: Jeff Braam: Solar Zoning Ordinance was not on the agenda.

Robert Simpson: Solar Ordinance has been in the Keene Township Zoning since 2018 and the recent amendments ordinance was mainly for residential systems for clarification and flexibility.

Jeff Braam: Shared with public where to find meeting time, dates, and zoning information

Public: many comments, questions on the solar zoning ordinance were answered by the members, Jeanne Vandersloot and Robert Simpson.

Approval of the Last Meeting Minutes: Corey moved to approve the minutes from the last meeting. Mike Seconded the motion, the motion was carried by a vote of 6-0

Approval or Change to Agenda: Corey moved to accept the agenda as is, Dan Seconded the motion; the motion was carried by a vote of 6-0

Open discussion for issues not on the Agenda:

Correspondence Received: none

Planning Commission Member: None

Members of the Audience: None

Report from Township Board Representative: Corey reported the Board adopted the changes to the solar zoning ordinance for small, medium and large solar arrays but not the solar farm section. The Board decided to send the commercial solar farm ordinance section back to the Planning Commission for additional work. Corey also reported comments from the public at the board meeting, some of the residents expressed the need to grade gravel roads.

Report from the Zoning Administrator: See Zoning Administrator activity report.

Old Business:

-Public Hearing for Biofuel facility at Maple Row Dairy:

Presentation from Jared, part of Red Leaf RNG LLC for a proposed biofuel facility located on the Maple Row Dairy Farm. Jared and Mark presented a site plan and answered various questions regarding the project, timing, and status. The public had a few questions on safety, costs to the township. There

were no questions from the planning and zoning commission. Ray moved to recommend approval of the special use permit for Red Leaf RNG, LLC and to send the recommendation on to the Township Board. Mike seconded the motion. The motion passed 5-0 with Wojcik abstaining.

Accessory Dwellings: Jeanne provided an overview of Vergennes Township's zoning for accessory dwellings and shared she has had increased requests for information for this type of second dwelling. The Commission asked various questions regarding the ordinance. The planning commission noted potential changes. The public had various questions and comments on the zoning. Corey Wojcik recommended this matter be tabled until the commission had time to do additional research. Dan Briggs seconded the motion, it passed 6-0

New Business:

Additional Special Meetings: the Commission determined to keep the next meeting in August and allow additional meetings as needed in or after August.

Township Clean Up: Robert requested volunteers to assist at the Township building for Township Cleanup Day on April 30. Denny and Dan Briggs have volunteered to support this. Additional help was requested.

Adjournment: Dan Briggs moved to adjourn at 8:14, it was seconded by Ray K. and passed with a 6-0 vote.