

## **Keene Township Planning Commission**

Minutes from meeting dated 5-5-25

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

### **Roll Call:**

Denny Briggs, Ray Krieger, Nancy Solomon, Matt Stahlin, Cori Wilber, Nate Wolff

There were approximately 10 members of the community present along with Zoning Administrator, Jeanne Vandersloot.

### **Approval or Changes to the Agenda:**

Wolff mentioned that the Board Report and Zoning Administrator Report should be added after the approval of last meeting's minutes. Wilber motioned to add the two reports after the minutes are approved. Seconded by Stahlin. All in favor. Motion carried.

### **Approval of Last Meeting's Minutes:**

Stahlin motioned to approve last meeting minutes and Wolff seconded. Solomon abstained as she was not present at the last meeting. All others in favor. Motion carried.

### **Report from Township Board Representative:**

Wolff relayed information regarding the House Energy Bill meeting held in Lansing to discuss house bills, 4027 and 4048, to repeal PA-233.

He mentioned that the room was filled with approximately 50 citizens. Cori Wilber attended the meeting and was one of the 20 people who spoke. Michigan Farm Bureau, Michigan Township Association's director, and Michigan Municipal League spoke in favor of repealing PA-233. Motion passed.

Wolff stated there was a discussion about the Wind Ordinance which is being sent to the lawyer for review and should be back by May 13th.

Wheat Ridge Renewable Energies facility in Oregon demonstrates that having solar, wind, and battery facilities on the same land is feasible.

There is a trustee position open for the community to apply for.

### **Zoning Administrator Report:**

Vandersloot gave her report which highlighted land division applications and various complaints.

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- Complaint about the condition of a property on White's Bridge.
- Complaint about excessive motorcycle and quad riding noise on North Montcalm Avenue. A letter was sent to the landowners requesting them to stop the noise, and the issue was temporarily resolved. Complaints of excessive motorcycle and quad riding every night from 5:30 p.m. until dark and on both weekend days. The activity is a violation of the noise ordinance.

### **Public Comment:**

One resident voiced his opinion about the noise from dirt bikes, crotch rockets, etc. Vandersloot mentioned that she could hear it at her address on Whites Bridge. Complaint was registered about crotch rockets. Another asked if we had a noise ordinance which we do. Vandersloot will locate and send it to the resident.

### **Old Business:**

Public Hearing for Battery Storage Energy Ordinance:

The battery storage energy ordinance was discussed. It includes safety measures, sound limits, and environmental regulations, with annual testing for stray voltage and soil testing requirements. There were concerns about:

- The safety of lithium-ion batteries, including fire and toxic ramifications.
- Secondary containment systems for leakage.
- Stray voltage must be tested every year during the month of April by a third-party qualified professional chosen by the Planning Commission, paid for by the applicant.
- It was mentioned that #7 and #8 were very similar. Consolidation was recommended but not approved because 7 is for Drain Tile Inspections and 8 is for Drainage. In 7, 60 days will be changed to 30 days. In 8, 90 days will be changed to 30 days.
- In 14, letter d shall read: Submit the stray voltage test annually.

Motion made by Wilber to send the revised Battery Storage Energy Ordinance to the board for approval. Seconded by Stahlin. All in favor. Motion carried.

#### Renewable Energy Overlay District Ordinance:

The renewable energy overlay district will be established in District 3, and the board's preference is to keep District 3 the same size. Having wind, solar, and battery storage in the same area is beneficial.

Motion made by Wilber to send the Renewable Energy Overlay District Ordinance as written with the existing District 3 map to Public Hearing. Seconded by Solomon. Wilber, Wolff, Solomon, Briggs, and Stahlin were yays. Krieger was nay. Motion carried five to one.

Motion made by Wolff to set the Public Hearing date to May 28th. Seconded by Stahlin. All in favor. Motion carried.

#### **New Business:**

The master plan update is overdue, posing a risk of non-compliance with the five-year review requirement. The bylaws need to be updated following the public hearing, and the master plan update should begin in August. It was decided to work on the Master Plan at the next Planning Commission meeting.

#### **Public Comments - Any Topic:**

A resident mentioned new fiber being laid near his home. It was believed to be Spectrum.

#### **Adjournment:**

Motion made at 8:33 by Stahlin to adjourn and seconded by Wolff. All in favor. Motion carried.

Minutes documented by Nancy Solomon.