

**KEENE TOWNSHIP  
IONIA COUNTY  
PLANNING COMMISSION**

**RESOLUTION TO RECOMMEND TO TOWNSHIP BOARD ADOPTION OF  
AN AMENDMENT TO THE ZONING ORDINANCE TO CREATE A RENEWABLE  
ENERGY OVERLAY DISTRICT**

At a meeting of the Planning Commission for the Township of Keene, Ionia County, Michigan, held on the 28th day of May, 2025, at 7:00 p.m.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following preamble and resolution were offered by \_\_\_\_\_ and seconded by \_\_\_\_\_.

WHEREAS, Public Act 110 of 2006, MCL 125.3101 *et seq.*, as amended, authorizes a township board to adopt and amend zoning ordinances that regulate the use of land and structures within its zoning jurisdiction to meet the needs for food, fiber, energy, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to ensure that use of the land is situated in appropriate locations and relationships, to limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities, to facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility requirements, and to promote public health, safety, and welfare; and

WHEREAS, the integration of Renewable Energy Systems within the Township's existing land uses and zoning map requires suitable regulations and controls to ensure compliance with the Township's Master Plan and for the protection of the health, safety, and welfare of all of the Township's residents; and

WHEREAS, Public Act 246 of 1945, MCL 41.181 *et seq.*, as amended, authorizes a township board to adopt and amend ordinances that regulate the public health, safety and general welfare of persons and property and to codify such ordinances; and

WHEREAS, the State of Michigan has adopted 2023 PA 233, which went into effect November 29, 2024, and makes substantial changes regarding how local governments may need to plan and/or zone for Renewable Energy Systems, and

WHEREAS, the Township desires to adopt a Compatible Renewable Energy Ordinance for all applicable renewable energy projects and maintain local control over siting to the fullest extent possible under the law; and

NOW, THEREFORE, the Planning Commission of the Township of Keene resolves as follows:

1. The Planning Commission has held a noticed public hearing and recommends that the Township Board adopt an ordinance to amend the Zoning Ordinance and Map to add a new section to create a Renewable Energy Overlay District to regulate commercial utility scale renewable energy systems in the specified areas (the “Ordinance,” attached as **Exhibit A**).
2. The Ionia County Planning Commission has waived its rights to review rezoning or text amendments.
3. A copy of the Ordinance shall be available for examination, posted at the Township Hall Notice Box and on the Township website at [www.keenetownship.org](http://www.keenetownship.org).
4. Resolutions that conflict with this Resolution are repealed to the extent necessary to give this Resolution full force and effect.

A vote on the above Resolution was taken and was as follows:

ADOPTED:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN            )  
  ) ss.  
COUNTY OF IONIA            )

I, the undersigned, the duly qualified and acting Planning Commission Secretary of the Township of Keene, Michigan, CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Planning Commission of said Township at a meeting held on the 28th day of May, 2025.

\_\_\_\_\_  
Nancy Solomon, Planning Commission Secretary

**EXHIBIT A**

**KEENE TOWNSHIP  
ORDINANCE NO. \_\_\_\_\_  
AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND ZONING MAP TO  
ESTABLISH THE RENEWABLE ENERGY OVERLAY DISTRICT**

The Township of Keene ordains:

**Section 1. Addition of New Article XXVII to the Zoning Ordinance.**

A new Article XXVII is added to the Zoning Ordinance and reads in its entirety as follows:

**Article XXVII – REO Renewable Energy Overlay District**

Section 27.01 – Purpose

To set aside land within the Township dedicated to renewable energy projects in a manner that maximizes efficient energy production and the transmission of energy while also limiting the consumption of natural resources and protecting the health, safety, and welfare of the public.

Section 27.02 – Permitted Principal Uses

All land uses that are permitted principal uses in the underlying zoning district are permitted principal uses in the REO District.

Section 27.03 – Permitted Principal Special Uses with Conditions

All land uses that are permitted principal special uses with conditions in the underlying zoning district are permitted principal uses in the REO District. The following special uses of land, buildings, and structures are also permitted, subject to the provisions of Article XII Special Uses.

- A. Solar Energy Systems, subject to Section 12.27
- B. Utility-Scale Battery Energy Systems, subject to Section 12.33
- C. Wind Energy Systems, subject to Section 12.28

Section 27.04 – Permitted Accessory Uses

All accessory uses that are permitted accessory uses in the underlying zoning district are permitted accessory uses in the REO District. The following accessory uses are also permitted in the REO District.

- A. Buildings and structures customarily incidental to the operation of any permitted principal use or permitted principal special use in the REO District.

B. Signs related to any permitted principal use or permitted principal special use in the REO District.

Section 27.05 – Permitted Accessory Uses with Conditions

All accessory uses that are permitted accessory uses with conditions in the underlying zoning district are permitted accessory uses with conditions in the REO District.

Section 27.06 – Dimensional Requirements

The dimensional requirements of the underlying zoning district apply to the REO District except where stricter requirements are provided by the Zoning Ordinance for specific uses.

Section 27.07 – Delineation of REO District

The REO District covers the following areas:

Area is known as District 3, POB is which runs east along Jacoby Rd starting from 450 ft east of Hawley Hwy to Township NE corner, then south along Chickering Rd to 825 ft north of Ellison Rd and west to 450 ft east of Hawley Hwy and north parallel with Hawley Hwy to POB.

**Section 2. Amendment of Article III, Section 3.03 of the Zoning Ordinance.**

Article III, Section 3.03 of the Zoning Ordinance is amended by the addition of the new Renewable Energy Overlay District to the list of zoning districts as shown on the map included as Exhibit B.

**Section 3. Validity and Severability.**

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

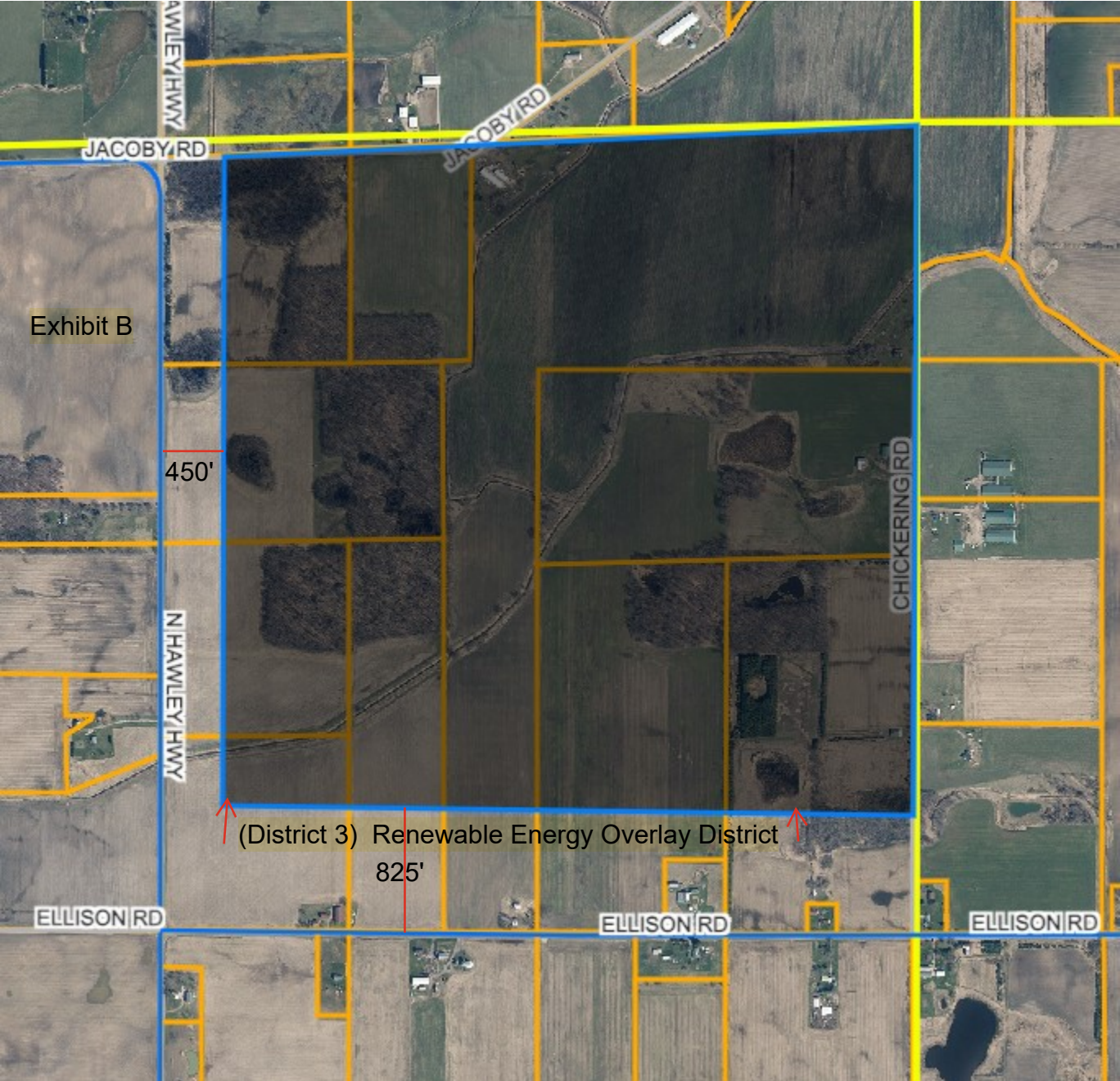
**Section 4. Repealer.**

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

**Section 5. Effective Date.**

This Ordinance takes effect seven (7) days after notice of its adoption is published.





HAWLEY HWY

JACOBY RD

JACOBY RD

Exhibit B

450'

N HAWLEY HWY

CHICKERING RD

(District 3) Renewable Energy Overlay District

825'

ELLISON RD

ELLISON RD

ELLISON RD