

Keene Township  
Planning Commission Minutes

Tuesday, December 6, 2022 – 7:00pm

Keene Township Hall  
8505 Potters Rd.  
Saranac, MI 48881

**Call To Order:** at 7:00pm, Ray Krieger called the meeting to order with the Pledge of Allegiance

**Roll Call:** Present: Ray Krieger, Danny Briggs, Matt Stahlin, Denny Briggs.

Absent: Jeff Braam, Mike Gasper, Corey Wojcik

**Recognition of Visitors:** Approximately 20 members of the community were present along with Jeanne Vandersloot, zoning administrator.

**Public Comment:** Question was asked if Wind Energy ordinance existed in Keene Township. The response from the commission was there is and it could be found on the Township website. Additionally, it was stated there have been solicitations sent to land owners in Keene Township. Suggested the Planning Commission review the Wind Ordinance similar to the efforts on commercial solar.

**Approval of Last Meeting Minutes:** Requested change on last page for typo, Mike Gasper not "Matt" 2<sup>nd</sup> the motion to adjourn. The amended minutes were moved for approval by Dan Briggs, 2<sup>nd</sup> by Matt Stahlin and passed 4-0.

**New Business:**

Set the 2023-2024 fiscal year meeting dates: Conversation around the number of meetings, and when. Dates were set for 2023 fiscal year of: Jan. 3, Feb. 7, March 7, April 4, Aug. 1, Dec. 5, Feb 6, 2023 were suggested. These dates were motioned for acceptance by Matt S., 2<sup>nd</sup> by Dan Briggs and passed 4-0.

Discussion of the Vroman rezoning was asked. The application was tabled at the Board meeting, and recommended to have separate applications and pay separate fees for co-applicants. It is uncertain if the applications would come back to the Planning Commission.

Unfinished task list was discussed. It included: Zoning Map Project, Accessory Dwellings, and possibility of reviewing the Wind Ordinance

**Old Business:**

Continued with Commercial Solar Changes:

Section 4: Decommissioning

4a: no changes

4b: no changes

4c: Discussion of above and below ground improvements should be outlined. It was determined it was in the language and the land would have to be restored. Questions regarding

restoring trees was asked. Wiring was added to the list of improvements to be removed

4d: Jeff suggested complete removal of the improvements to be completed in a period no longer than 24 months.

4e: Eliminate this section

4f: Add: name and contact information along with credentials for the party responsible for decommissioning

4g: Eliminate verification of financial security

4h: Section outlines the updates to the decommissioning plan throughout the life of the project. It was determined a plan should be updated as decommissioning plans change

4i: Change cost estimates to be submitted every 2 years.

4j: No Changes

5: No Changes

6: Add: Land Owner inspection rights

Revisit:

1c: It was determined the amount of acres that can be utilized by commercial solar panels and equipment would be limited to 1600 acres. This represents 10% of the existing land eligible at this time.

1a: Discussion about set backs. No changes were made. A resident suggested 660 ft of setback but that would be deemed unreasonable and would require so much more leased land.

1n: Add: Pre-construction, post construction, post decommissioning inspections of drainage tiles. Only other time would be in the event of a drain issue would this be required.

1g: Add: National Electric Code

Other considerations:

Invertors to be in a structure: this was not necessary as they are required to be located to the interior of the project

Recycling as a requirement of decommissioning, no requirement added

Appraisal Guaranty of Parcels, no requirement was added

Repair Standards/timing, nothing added beyond what was currently discussed

1a: add if agreeable with non-participating land owner, setbacks could be less than ordinance requirements, but a consent in writing must be submitted

**Public Comment:** Questions regarding community obtaining a draft copy. This would be provided when a final cleaned up copy is finished and reviewed by the Planning Commission and then it will be available to be reviewed by the residents before the public hearing, not before. Matt S. motioned to prepare a clean copy for final review at the next meeting. It was 2<sup>nd</sup> by Dan Briggs and passed with a 4-0 vote. Jeanne gave a summary of a solar energy article she was given at a Board meeting for the members that states the old solar panels had films on

them with around 7 chemicals but that all newer panels for many years now do not have any toxic chemicals in them. Panels are made up of glass, aluminum frames and silicon circuits. No toxic chemicals in them and they can be recycled.

**Adjournment:** Dan moved to adjourn at 8:51 pm, Matt S. 2<sup>nd</sup> and the motion carried 4-0.