

Keene Township
Planning Commission Meeting Minutes

Tuesday, September 7, 2021

7:00 PM

Members Present: Matt Stahlin (late), Ray Krieger(late), Denny Briggs, Dan Briggs, Corey Wojcik

Members Absent: Jeff Braam, Mike Gasper

Zoning Administrator: Jeanne Vandersloot

Public Present: Dustin Hardy and John Hardy – Maple Row Dairy Farms
Jared Williams and Mark Hill – Novilla Resources

Call to Order and Pledge of Allegiance

Trustee Corey Wojcik called the meeting to order at 7:04 pm, followed by the Pledge of Allegiance

Approval of the Last Meeting Minutes: Dan Briggs moved to approve the minutes from the last meeting, Denny Briggs supported the motion. The motion was carried by a vote 3-0

Approval or Change of Agenda: Dan Briggs moved to pass on Old business due to low attendance. This was supported by Corey Wojcik. The motion was carried by a 3-0 vote

Open Discussion for issues not on the agenda:

Correspondence: None

Planning Commission Members: None

Members of the Audience: None

Report from Township Board Representative: Corey Wojcik reported from the Board meeting it was announced the Nancy Feuerstein retired from her position as Township Clerk. Tammy Hardy has accepted this position.

Report from Zoning Administrator: Provided a report:

3 permits for out buildings located on various parcels

3 Land Divisions were approved

Numerous updates on junk ordinances

Old Business: this was tabled due to low attendance of the commission

Ray and Matt arrived just as Novilla and Maple Row Dairy Farms were beginning their presentation.

New Business: Maple Row Dairy Farms and Novilla Resources presented the desire to construct a processing facility off of Lee Rd at the farm main area that will process manure produced by the livestock into Natural Gas and create a dry mass that will be applied to the crops of Maple Row. Methane gas will be pulled out and trucked to the nearest natural gas pipeline. It is estimated it will increase trucking on Keene Township roads with up to 3 additional trucks per day post construction. There will be local jobs available for construction and people to run and watch over the equipment once it is up and running. The Digester will encompass 2 tank towers approximately 70 ft. tall and a few outbuildings for the controls of the operations. Additionally, a lagoon will also be constructed as part of the operation. Novilla will own the equipment and lease the land from Maple Row Dairy Farms. Novilla will work with local first responders for education of the facility and how to handle any emergencies.

The Commission discussed the need to create a special zoning classification for this. Novilla offered to assist with other township zoning for similar facilities. It was decided Keene township would review these and with the assistance of a Planner or legal counsel, write a new zoning classification. Additional meetings would be required to pass this in the time frame Maple Row and Novilla would prefer. Conversation concluded on the premise that more work was required.

Dan Briggs inquired about the requirements and possibility to construct a second domicile without a split on the parcel located at 13995 Flat River Point owned by Denny Briggs. The zoning administrator would provide information to Briggs as a follow up.

The meeting was adjourned at 8:49pm. The motion was presented by Dan Briggs and supported by Corey Wojcik. It was passed 5-0.

The next meeting will be set once more information is provided regarding the bio digester is received.