

Keene Township Planning Commission

Minutes from meeting dated Monday, October 7, 2024

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

Roll Call:

Present: Denny Briggs, Ray Krieger, Nancy Solomon, Christine Hendrick, Matt Stahlin, Cori Wilbur, Corey Wojcik

There were approximately 20 members of the community present along with Zoning Administrator, Jeanne Vandersloot.

Changes to the Agenda:

None.

Approval of last two meeting minutes:

September 9, 2024 - Motion to approve minutes by Wojcik and seconded by Hendrick.

October 1, 2024 - Motion to approve minutes with the following changes by Wilbur and seconded by Wojcik.

Under Mike Homier's information (verified by Nate Wolf's review of the tape):

3rd bullet point should read: He suggested an overlay district with 300-800 panel acres being enough to cover a demonstrated need plus some for growth factor (less than 5% per year).

7th bullet point should read: 300-800 foot setbacks are not out of the norm.

NOTE: The information above was not added to the 3rd bullet point as suggested above. It was added to the 'Questions for Mike Homier' section where Stahlin questioned setbacks.

Report from Township Board Rep:

None.

Report from Zoning Administrator:

Vandersloot stated she

- Issued three new building permits and no land divisions.
- Received various phone calls from appraisers and residents with miscellaneous zoning related questions
- Gave a report regarding the last couple of Planning Commission Meetings

Public Comment - Topics Not on Agenda:

None.

Old Business:

There was much discussion about Mike Homier's visit with overlay districts being the main topic of discussion.

Wojcik expressed concern about overlays complicating processes. He didn't like the idea but has examples.

Stahlin is concerned about the notification process.

Briggs likes it up to a point. He mentioned it would condense the project area.

Hendrick stated it would affect the least amount of people (non-leaseholders).

Wilber displayed examples of suggested overlay districts being in NE Keene, central Keene and lower central Keene. Sandy and Bo Smiley used the OnX Hunt program to display potential sites.

Substations were discussed. ITC can route to different areas if necessary.

Demonstrated need was discussed.

Compared spot zoning to overlay district.

NE corner of Keene has been eliminated from potential overlay district per Stahlin.

Concluded this discussion with Wilber and Stahlin agreeing to work together to create usable overlay districts.

We continued the meeting by working on the Solar ordinance. Items discussed:

- Under 50 MW we have jurisdiction
- Remove #6 on page 5
- Strike info in parenthesis on page 3 section B
- Jeanne will create information regarding Fire Department
- OK to add MSDS info to page 4 item 14
- Page 4 #2 add 10 acres
- Page 5 delete #3
- Page 5 #4 remove red x's and add 400
- Page 5 remove #6
- Page 5 #8 add "at a minimum" after "The greenbelt"
- Page 5 #8 add "Continuous growing vegetation to be established under panels to prevent erosion." before "In lieu of a planting greenbelt,"

- Page 5 #8 add as a last sentence “Subject to Township review and approval
- Page 5 #10 correct spelling error “sings” to “signs”
- Page 5 #10 add “Fencing should consist of small wildlife friendly woven wire.” after first sentence
- Page 6 #11 add 40 DbA Lmax
- Page 6 #11 letter d add “Inverters need to be located in the center of the project.”
- Page 6 #12 add “Evidence of acceptable range of stray voltage must be provided.”
- Page 6 #13 remove “sixty (60)” and add “fifteen (15) days or reasonable timeframe approved by Township”.
- Page 6 #15 remove “one year” and add “six (6) months”
- Page 8 #7 remove red “\$2000 \$7000” and add “\$2,000 and \$5,000”

In the definition section, add Vandersloot’s suggested change of the definition for Solar Photovoltaic (Solar PV) System

To conclude the meeting, Briggs asked for volunteers to work on the district overlays. Wilber and Stahlin were selected. Briggs assigned Vandersloot and Solomon to work on making changes to the ordinance as suggested.

Next meeting dates are:

- PC - October 14 at 7 PM.
- Public Hearing - November 6 at 7 PM

Motion by Wojcik to accept the meeting dates and seconded by Stahlin. Motion carried.

Public Comments:

Vandersloot stated she will ask Mike Homier about overlay districts, where they should be located, and how to word the description.

Hendrick stated that Equalization can help with the description. It needs to be reviewed by Homier before the Public Hearing.

Adjournment:

Motion to adjourn by Stahlin and seconded by Hendrick. All in favor. Motion carried. Meeting adjourned at 9:46 PM.

Minutes documented by Nancy Solomon