

Keene Township
Planning Commission Minutes

Tuesday August 16, 2022 – 7:00pm

Keene Township Hall
8505 Potters Rd.
Saranac, MI 48881

Call To order and Pledge of Allegiance: at 7:01, Jeff Braam called to order.

Roll Call: Present: Jeff Braam, Dan Briggs, Denny Briggs, Ray Krieger, Matt Stahlin. Corey Wojcik was late. Mike Gasper was absent

Recognition of visitors: approximately 50 members of the community were present

Public Comment: Topics not on the Agenda – There were no comments

Approval of last meeting minutes: Dan Briggs moved to approve, Matt Stahlin 2nd, passed 5-0 (Corey absent)

Old Business:

Corey arrived at start of Solar Topic.

Solar: Jeff Read through the draft commercial solar energy ordinance section paragraph by paragraph and took public input on each one. These proposed changes were created from comments at previous meetings and other ordinances obtained from nearby townships. Comments below by section:

Changes to Section L: no changes proposed, no comments

Section 1A:

Dan: is there greater restriction on the solar farm than bio fuel regarding setbacks

Denny: Setback from road recommended a decrease. Recommended increase of setback for smaller parcels abutting solar development on 3 sides

Define a parcel as land with a dwelling

Denny: increase setback for 3 or more sided property to 500 ft from Setback:

Community: Question on screening for properties with 3 sided border and also across Right of Way

Jeanne: Proposed to eliminate language for 2 sides or more.

Jeff – Determined 100Ft from ROW was acceptable

Corey – Agreed decided 400Ft. Setback from Dwelling for small parcels with solar development on 3 sides

Section 1B: Add language for agri-voltaic uses (agricultural activities combined with Solar energy production.

Corey: Recommended a cap on the height of the units to 25 ft.

Section 1C:

It was decided to revisit at a later date the total acreage of the township for Solar energy production. Jeanne was going to provide statistics on total land in AG and AR Districts. It was decided to cap the number of large solar installation application projects to 1 project.

Section 1D:

Denny: Add berms to type of screening

Comment: add a percentage to the overall height of the panel with respect to screening

Ray: omit language prohibiting the use of spays. Add no widespread spraying only targeted spraying.

Section 1E:

Keep Signs in good condition

Maintain Signs

Cory moved to postpone further work on the Solar ordinance to a later meeting. @ 8:28, Matt Stahlin 2nd, passed with a 6-0 vote

New Business:

Discussed and reviewed proposed marijuana zoning amendments (recreational growing) no significant change to the operations.

Dan: Add Churches to the minimum distance buildings

Corey Moved to approve as amended
end by Dan

Add 0 A Class permits

Add 2 B class permits

Add 2 C Class Permits

Corey moved to pass the changes, Dan 2nd, it was passed 6-0 and recommended for a public hearing

Public Comment: None on this topic.

Next Meeting: Public Hearing for Marijuana was set for September 12 at 7:00 pm

Next regular meeting to continue other business and solar ordinance review was set for 10/4/22

Adjournment: Motion by Corey at 8:49 pm, 2nd by Matt Stahlin passed 6-0.