

KeeneTownship Planning Commission

Commission Meeting Minutes - Tuesday, March 5, 2024

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

Roll call:

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

Absent: Corey Wojcik

There were approximately 25 members of the community present along with Jeanne Vandersloot.

Approval of last meetings minutes:

Cori stated her name should be replaced with Corey where it stated Taylor is working on the survey. Also, Judge Sykes and not Schafer swore our two new PC members in. Ray motioned to approve last meeting minutes as amended and Matt seconded. Motion carried.

Report from Township Board Rep - Corey unavailable.

Changes to the agenda:

No changes. All approved.

Jeanne gave her Zoning Administration Report.

Public comments - Topics not on the agenda:

Karl mentioned that the petition signing was going well. 550,000 signatures are needed by May 22nd. Holli is the Ionia County Captain.

Old Business:

Denny gave an explanation of the Food Trucks and Food Trailers Ordinance.

Public Comments were:

- How can it be against the law when there is no law. Jeanne explained that an ordinance was necessary.
- Do we have an airplane landing strip ordinance? Should we?
- Mrs Jones asked if there is a fee for the permit. Jeanne stated that the \$50 fee is typical of other townships. The fee is per vendor and not location and it is good for the entire year. Mrs Jones stated a food truck would be at her location next Monday. Is it too late to get a permit? Denny explained that we will work with her. There are some exceptions to the amount charged for the permit. We can make a recommendation. Cori stated she would make a recommendation in New Business.

Planning Commission Discussion - Nancy motioned to send the Food truck ordinance to the board. Motion seconded by Christine. All said Aye. Motion carried.

Denny gave an explanation of the Migrant Labor Housing Ordinance.

Public Comments were:

- Dwight Higgins stated that he had to clean up trash left by migrant workers. He asked who is responsible for taking care of the mess left behind? Should something be added to the ordinance to cover this type of situation? The PC Board mentioned that our junk ordinance may cover that?

Jeanne explained the difference in farm worker housing and migrant housing with different laws and regulations. The properties mentioned by Dwight Higgins are regular farm workers and not migrant workers.

Planning Commission Discussion - Nancy stated there was a sequence error. Letter L needs to be changed to Letter J.

Matt motioned to approve as amended and send it to the Board. Seconded by Cori. All said Aye. Motion carried.

Denny gave an explanation of the Zoning Ordinance Moratorium on Wind and Solar Projects.

Public Comments were:

- Dwight Higgins asked for clarification.

Planning Commission Discussion - Ray had questions about Compatible and non-compatible ordinances and the State's processes starting in November. The Moratorium is written to state "with the ability to extend the moratorium or terminate it earlier by the Michigan Zoning Enabling Act (Public Act 110 of 2006, MCL 125.3101 *et seq*). Process."

Cori motioned to send to the Board and Christine seconded. All said Aye except Ray. Motion passed 5 to 1.

New Business:

Denny mentioned that a few PC Members would not be available for the March 19th PC Special Meeting. It was agreed to change this meeting to March 11th. Jeanne will post this information. Denny also mentioned a conflict with the meeting dated April 17th. It was agreed to change this meeting to April 18th. Jeanne will also post this information.

Matt motioned to change the meeting dates and Christine seconded. All said Aye. Motion carried.

Public Comment - Any Topic:

Karl mentioned the weather and also that the lines on the road still have not been painted.

Jeanne mentioned that Bob has already contacted the Road Commission. Road striping will be done when the weather is suitable.

Planning Commision Discussion:

Denny explained that he would like to create a list of things to discuss at the workshop meetings for Wind and Solar. Christine asked if we should wait for the survey results. Denny explained that we need to work on this now. Cori mentioned wanting to have the survey results beforehand.

Workshop meeting will start with the 2023 Ordinance and will focus on:

- Acreage
- Wattage
- Setbacks including sides
- Panel height
- Construction hours (noise from racking posts)
- Pollinators
- Noise
- Screening, plantings, fencing, berms

Cori had questions regarding processes.

- Where are the bylaws?
 - Jeanne mentioned they are in the back of the zoning ordinance given to PC members.
- How often are they reviewed and are they up to date?
- How often are officers changed?
- Is Heather (our Accessor) a contractor or employee? She is a contractor.
- Is Jeanne a contractor or employee? She is an employee.
- Where are the job descriptions for the positions in Keene Township (Board, PC, Zoning Administrator)?
 - Jeanne mentioned they are on the website. Check with Bob or Tami for more info.

Minutes written by Nancy Solomon.