



**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
October 18, 2021**

CALL TO ORDER:

A meeting of the Raisinville Township Planning Commission was called to order by Chairman John Delmotte at 7:00 p.m. on Monday, October 18, 2021, he led the Pledge of Allegiance.

ROLL CALL: John Delmotte, Tom Woelmer, Craig Assenmacher, Ryan Timiney, Ann Nickel-Swinkey, Keith Henderson, and Catherine Acerboni were present, along with Township Planner, Lucie Fortin.

APPROVAL of MINUTES: Motion to approve the minutes of the September 20, 2021 meeting and place on file by Ann. Supported by Keith. Motion carried.

NEW BUSINESS: None.

OLD BUSINESS:

Catherine was wondering why the property on Dunbar Rd was allowed to be split into so many parcels. It was explained that splits are allowed per the Land Division Act and processed accordingly.

Wind Energy Conversion & Solar Energy Systems Ordinances:

The Township Board adopted a Resolution for a 9-month moratorium at their October 5, 2021 meeting. Tom explained the resolution was drafted by the Township attorney.

-Chairman Delmotte opened the meeting for discussion.

Dan Rigato, 5034 N. Custer Rd. spoke regarding the information he supplied to the commission members and suggested that Kevin would be willing to speak at a meeting if they're interested. He talked about local townships having meetings and placing moratoriums on their solar ordinances.

He thinks he can draft an ordinance to satisfy concerns of the commission and residents.

Raisinville Townships solar ordinance was created in 2017 and had final amendments in 2020. Initially we only allowed solar projects in Manufacturing Districts, then it was changed to include Agriculture with Special Use (as long as Ag use was maintained). The Commission has decided to review the ordinance once again.

Tom is concerned that our language now too vague. Discussion of how to fix this followed.

Lucie states we need more clarity and then how would we enforce it?

Geralyn Williams, 5034 N Custer, asks why would we want SES or WEC? Does the Commission "want" these for Raisinville? Chairman Delmotte explained that the commission has to be open to both sides (for or against). The personal opinions of the members are not relevant as they need to do what's best for the Township.

Ryan thinks a survey should go out with tax bills to see what the residents favor. He would also like to have MTA involved instead of just relying on our Attorney to create an ordinance.

Keith states he believes the ordinance should be kept as it is and fine tune it. This has already been worked on by the Commission and approved by the Township Board.

Points that need to be reviewed under item#4: Setbacks, Lot Coverage, Drainage, Decommission & Screening

Lucie says Maintenance to be clarified

Discussion of cash escrow/bond/decommission, letter of credit,

Catherine would like to look more into screening (k) and vegetation under the panel's

Chairman Delmotte referenced information put out by MSU Extension Office titled PLANNING & ZONING FOR SOLAR ENERGY SYSTEMS, A GUIDE FOR MICHIGAN LOCAL GOVERNMENTS

Sazzy Bowley, Orion Company, spoke in regards to Orion's process.



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Chairman Delmotte proposed a subcommittee consisting of himself, Tom and Craig that will work with Lucie to draft proposals to bring to rest of the commission.

Motion to create a subcommittee to work on this issue- formulate options for an Ordinance by Ann. **Supported** by Keith. **Motion carried.**

Ryan asked why panels don't get replaced after they wear out, seems like companies just leave them. Sazzy stated it will depend on how the technology progresses as to how they will handle it

Dan Rigato asked if the solar companies could be required to have an escrow account put in place to compensate surrounding property owners for the decrease in the Fair Market Value of their homes due to the solar farm. Would also like a large buffer with adequate height to accommodate taller homes. Can a conservation trust be put in place acre for acre?

MISCELLANEOUS:

PUBLIC COMMENT: No further comments

NEXT MEETING: Unless an application is submitted for November, the next meeting will be December 20, 2021

ADJOURN: Motion to adjourn by Tom. **Supported** by Craig. **Motion carried.**
Meeting adjourned at 8:36 pm.

Minutes are preliminary until approved.