



**RAISINVILLE TOWNSHIP  
PLANNING COMMISSION & ZBA  
JOINT MINUTES  
December 20, 2021**

**CALL TO ORDER:**

A joint meeting of the Raisinville Township Planning Commission and Zoning Board of Appeals was called to order by PC Chairman John Delmotte at 7:00 p.m. on Monday, December 20, 2021, he led the Pledge of Allegiance.

**PC ROLL CALL:** John Delmotte, Tom Woelmer, Craig Assenmacher, Ryan Timiney, Ann Nickel-Swinkey, Keith Henderson, and Catherine Acerboni were present, along with Township Supervisor Jerry Blanchette.

**ZBA ROLL CALL:** Craig Assenmacher, Rick Milner, Mike Sperling, Mike Jaworski, Jeremy Mommerency and Terry Durocher (alt) were present.

**ELECTION OF OFFICER (SECRETARY) TO FINISH 2 YEAR TERM ENDING 2021:**

**Motion to elect Mike Jaworski to finish term as Secretary** by Rick. **Supported** by Mike S. **Motion Carried**

ZBA Chairman Assenmacher welcomes Terry Durocher to the Board as an alternate and reminded everyone that we are still looking for a second alternate.

**APPROVAL of ZBA MINUTES: Motion to approve the minutes of the January 27, 2020 meeting and place on file** by Rick. **Supported** by Mike S. **Motion carried.**

**APPROVAL of PC MINUTES: Motion to approve the minutes of the October 18, 2021 meeting and place on file** by Keith. **Supported** by Tom. **Motion carried.**

**NEW BUSINESS:** ZBA: None PC: None

**OLD BUSINESS:** ZBA: None

PC- Solar Energy Systems Ordinance

Chairman Delmotte explained that a Sub-Committee was created and consists of Chairman Delmotte, Craig Assenmacher, Tom Woelmer and Township Planner Lucie Fortin.

They are discussing 2 major changes to the Ordinance at this time. The first being moving from a 2-tier ordinance to a 3-tier ordinance. Currently we have home use and large scale, considering adding a community type installation (which is not utility scale). Setbacks will be the other major change being reviewed.

The sub-committee will review definitions.

Tom- 2 scales for WECS which are based on height.

Mike J- when the original solar ordinance was created, we based it on the amount of energy it would generate.

Technology is changing and we need to protect ourselves so we aren't having to revisit this in a few years.

Jeremy- technology is moving so fast and the ordinance needs cover many issues including language that addresses storage capacity of the wattage.

One mega watt may not be the right amount to base distinction between home use & power plant.

Question- how do we protect our residents? Example- well users would be damaged by lithium spills.

Tom- no size was put in ordinance for the smaller ones because the power companies won't let you put in a system greater than your home would use- so they regulate home units. We don't have a number on the large though.

John expressed that input is needed from the commission not to just take what the sub-committee is bringing to the table.

Jeremy wants to know who our technical advisor is. We rely heavily on our Township Planner.

Ryan expressed concern regarding the lithium storage and John stated it is an issue and will be addressed.

Tom- admits that our ordinance has some holes and that is why we decided to take another look at this issue.



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Catherine- no new input, reiterated what was discussed at last meeting

Craig-Applications are a large thing to review- Experts will need to review when submitted to the Township- if problems with the application it gets costly. We need to make sure the Township will have all costs covered.

Ryan- has spoken to approximately 20 people that live nearby him and the feedback is that they are not in favor

Keith- nothing new, Rick- nothing, Mike J- nothing else, Mike S- nothing new

Terry- attended a meeting in Erie - what he took away is your farmland will be ruined, and de-commissioning is an issue  
PUBLIC COMMENT-

Mike Merkle, 11240 S Custer Rd. He doesn't think a 3<sup>rd</sup> tier is necessary. Also concerned about the aftermath.

Jeff Benore, 2811 E Erie Rd Erie MI, attended the meeting in Erie also, he and others met with Kevon Martis who is an expert on Solar & Wind. Says he is very informed. [kevon@kevonmartis.com](mailto:kevon@kevonmartis.com) He would like the commission to hear him speak.

Brenda Vandercook, 2111 Yargerville Rd, LaSalle MI. She is a farmer and is greatly concerned what will happen to our communities. She states we really need to be mindful of where they go and ag land being made untillable. Ensure the safety of wildlife.

Dan Rigato, 5034 N Custer, Concerned regarding the storage of batteries. As far as setbacks, the bigger the better in his opinion. Concerns regarding property valuation, he wants the solar companies to make up the difference. Believes in soil testing. Field drainage- concern how they would be monitored. Adamant about the height of shrubs that go in and the maintenance of a trees that die. Size restrictions- can it be limited?

Tom- the sub-committee talked about buffers and how to do them right, including the height.

Olga Mancik- 17175 Cone Rd, Maybee MI. Is not in favor. Is a Milan Township trustee and is very concerned about solar farms

Tom stated he was told that one representative of a solar company said they have 3500 acres in Monroe County already signed up

Mike Merkle, wants Wind Energy Conversion Systems to be reviewed also.

John- stated our moratorium only covers solar, but we do need to look at wind too. He has received a list of people who've signed up for solar & who've signed up with wind.

Our WECS ordinance was done in 2017 and discussion of a moratorium on wind was discussed.

**Motion to recommend to the Township Board to place a 9- month moratorium on all wind energy ordinances and amendments** by Catherine. **Supported** by Ryan. **Motion Carried**

**MISCELLANEOUS:** The sub-committee will meet again in February. The first meeting in 2022 for both Planning Commission and Zoning Board of Appeals will need to elect officers

**NEXT MEETING:** Planning Commission- January 17, 2022 (if an application is submitted) ZBA- as needed

**ADJOURN: Motion to adjourn Planning Commission meeting** by Ryan. **Supported** by Ann **Motion carried.**

Meeting adjourned at 8:26 pm.

**ADJOURN: Motion to adjourn Zoning Board of Appeals** by Rick. **Supported** by Mike S **Motion carried.**

Meeting adjourned at 8:26 pm.

Minutes are preliminary until approved.