**Garfield Township Planning Commission**

Regular Meeting-Final

4/2/2024 - 6:30PM

Garfield Township Hall

1138 West Erickson Rd.

Linwood, MI 48634

1. Meeting called to order by: Gregory Jacobs @ 6:31
2. Pledge Recited
3. Roll Call:

|  |  |  |
| --- | --- | --- |
| Name | Present | Absent |
| Gregory Jacobs |[x] [ ]
| Christine Haas |[x] [ ]
| Anne Gies |[x] [ ]
| Paul Niemiec |[x] [ ]
| Kent Rugenstein |[x] [ ]
| Tom Gradowski |[x] [ ]

1. Attendance: 28
2. **Approve Agenda**
	1. Motion to approve by: Anne Gies
	2. Motion supported by: Christine Haas
3. Motion to **approve meeting minutes** from 12/5/2023
	1. Motion to approve by: Christine Haas
	2. Motion supported by: Anne Gies
4. Report from Zoning Administrator (Tom Gradowski)
	1. None
5. Motion to **open** **public comment**
	1. Motion to open by: Christine Haas
	2. Motion supported by: Paul Niemiec
6. Public comments:
	1. Kathy Niemiec
		1. Bay County Commissioner Report
			1. Local control in solar and wind
			2. Commissioners voted against giving control to the State of Michigan (SOM)
	2. Sandy Joles
		1. Doesn’t want wind or solar changes made
		2. Masterplan to reflect local control of wind and solar
	3. Sally Lewis
		1. Solar impacts soil and water/watershed doesn’t want solar
	4. Paul Bohlinger
		1. Comment about Consumers
		2. Green Biz - article
	5. Vickie Bohlinger
		1. Wants to know status of boards opinion on wind and solar
		2. Worried about property getting consumed by wind and solar
			1. Discussed Texas solar panel issues, worried about starting solar ordinance process over again
	6. Lorraine Grumbley
		1. Sign petition to get control of wind and solar and put on the ballot in November.
	7. Brendan Rivard – Beaver Township
		1. Petition for SOM power of wind and solar.
		2. Concerns with changing ordinances
	8. Rick Swaffer
		1. Ms. Rivet – representative, deciding vote on wind and solar
	9. Brad Lewis
		1. 1982 – victim of public domain – County cut through best field to put in ditch across his farmland.
		2. Government wasting money on clean energy and now taking down power plants, taxes paying for wind and solar.
	10. Angie Swaffer
		1. Bringing solar instead of bringing in recycling, picking and choosing solar instead of recycling.
	11. Anonymous
		1. Karn and Weadock – lot of money put into plant, now the plant is closing and Consumers putting cost on the people. Battery plant in Standish – wasn’t in operation and caught on fire, going to do that at Karn Weadock Plant.
7. Motion to **close** **public** **comment**
	1. Motion to close by: Christine Haas
	2. Motion supported by: Anne Gies
8. Presentations:
	1. Consumers (Ryan): Only here to present information.
		1. Questions
			1. MISO has an app – how much electricity is being generated.
			2. Acres of farmland in CRP
			3. Will Consumers use eminent domain for solar – they cannot for leases.
			4. Land owned by nonresidences – signing up for solar leases
				1. We sign up to 1500 to 3000 acres and then trim down from there.
			5. Materials made in the U.S.A – most are made in Asia, a lot from China, production facility in Ohio
			6. Radiation in the panel or just heat, no toxins in the panel, will feel heat from the panel, shaded below the panel
			7. Who is responsible for end of life – State requires bond/financial mechanism for cleanup/reclamation of land, legal requirements for development and cleanup, metal can be recycled, panels not much available.
			8. Watershed protection – water setbacks, conference with County Drain and conversation commissions, discuss what needs to be addressed for water quality
			9. Hunting on solar property – no hunting, fenced in area, maybe able to hunt setbacks.
			10. Grazing animals – have had sheep come in, large animals can do damage to solar panels, Consumers is working with a bison farm. Trying low laying crops – berries, would require wider rows between panels for agricultural equipment, not cost effective for farming practices within solar area.
			11. Difficulty acquiring loans – loans, easements, title work affects loan process.
				1. Lease agreement – 20 to 25 years with two options to extend up to 10 years.
			12. EGLE/EPA – analytical testing to prove soil/groundwater is clean
			13. How are Consumers regulated – MESPC – Consumers can only sell to Michigan customers.
			14. Sweet spot for setbacks – good developer can make 100 to 150 feet setups – farther from residences and closer to roads.
			15. Stringing trees, hiding berms – Consumers would plant native/diverse trees – place closer to home/business – not concerned with screening as much on roadway. Screening needs to be cleaned up after.
			16. Wildlife migration – wildlife corridors provide a way for animals to move to neighboring properties.
			17. When will it become a crisis to meet the 2040 energy mandate – wind and solar is slow, combined cycled natural gas – very costly, emission issues.
			18. Why doesn’t Consumers use their land under transmission lines, existing land – putting solar at Karn – 85 megawatts, west of the State possible battery storage.
			19. Neighbor refuses to sign lease – the person is done don’t have to do anything more, might cause project to fall through.
			20. Dairy farm – in Barry County
			21. Sign up in wind can you not have solar – wind projects could have solar, typically have one or the other, could have both.
9. Motion to **open** **new** **business**
	1. Motion to open by: Kent Rugenstein
	2. Motion supported by: Christine Haas
10. New business:
	1. Bay County Noise Ordinance
		1. **\*Assignment\*** - Review Bay County Noise Ordinance for next meeting
	2. Central location for ordinances
		1. Sean – website locations for all ordinances
11. Motion to **close** **new** **business**
	1. Motion to close by: Paul Niemiec
	2. Motion supported by: Christine Haas
12. Motion to **open** **unfinished** **business**
	1. Motion to open by: Anne Gies
	2. Motion supported by: Paul Niemiec
13. Unfinished business:
	1. 2024 Open Positions
		1. Secretary: Kent Rugenstein (un-opposed)
		2. Motion to **vote for chairperson**:
			1. Motion to vote for chairperson by: Paul Niemiec
			2. Motion supported by: Anne Gies

|  |  |
| --- | --- |
| **Planning Commission Member** | **Vote for Chairperson** |
|  | **Gregory Jacobs** | **Anne Gies** |
| Paul Niemiec |[x] [ ]
| Kent Rugenstein |[x] [ ]
| Gregory Jacobs |[x] [ ]
| Christine Haas |[x] [ ]
| Anne Gies |[ ] [x]

* + 1. Results:
			1. Chairperson: Gregory Jacobs (via vote)
		2. Motion to **close the vote for open position(s)**:
			1. Motion to close: Paul Niemiec
			2. Motion supported by: Christine Haas
	1. Grappin sand and pond pit
		1. Tom having trouble contacting, no response from the Grappins – contacted contractor to relay message and no luck
			1. Greg to talk to Board and will draft letter for the violation
			2. Tom inspected in March 2024: no current work/activity/equipment at the property and no current work to fix the pond violation.
			3. The lawyer recommended to work with the Grappins, no actions on the sand, need to fix pond violation.
	2. Lighting ordinance 3.14
		1. Lawyer response
			1. The lawyer said this would not be a policing would be a zoning, needs to be corrected.
			2. Greg will follow up with Township Board and see what we need to do to get into place
	3. MTA training
		1. F102 now available for viewing – MTA fixed
		2. All training available until August 2024
			1. **\*Assignment\*** - watch first two modules in F102 and prepare for discussion at the next meeting.
	4. Masterplan
		1. Anne - go to the Board to have consultant to come in and have help with the masterplan, better Masterplan can help with grant process.
		2. Greg - need to review each sections to determine if a full Masterplan redo is necessary.
		3. Review of Chapters 6 of the Masterplan to determine how to update/make amendments:
			1. Page 27 - no edits
			2. Page 28 - no edits
			3. Page 29 - no edits
			4. Page 30 - 33
				1. Community-wide goals

No changes

No changes

No changes

No changes

* + - * 1. Agricultural Goal

No changes

No changes

No changes

No changes

* + - * 1. Residential Goal

No changes

No changes

No changes

No changes

No changes

No changes

* + - * 1. Commercial Goal

No changes

No changes

No changes

No changes

No changes

* + - * 1. Industrial Goal

No changes

No changes

No changes

* + - * 1. Transportation Goal

No changes

No changes

No changes

No changes

* + - * 1. Park and Recreation Objectives

No changes

No changes

No changes

No changes

* + - * 1. Natural Environment Goal

No changes

No changes

No changes

No changes

* + - * 1. Community Facilities and Services Objectives

No changes

No changes

No changes

No changes

No changes

No changes

No changes

* + - 1. Summary: No changes for Chapter 6
		1. **\*Assignment\*** - review Chapters 5, 7, and 8 for next meeting
			1. What are other townships doing with there masterplan to keep up with technology, societal changes, and what residence want or need:
				1. **\*Assignment\***- Each member to ask another township what they are doing

Anne - Kawkawlin

Christine - Mt. Forest

Kent - Fraser

Greg - Beaver

Paul - Gibson

1. Motion to **close** **unfinished** **business**
	1. Motion to close by: Anne Gies
	2. Motion supported by: Christine Haas
2. Next meeting: 6/4/2024 @ 6:30PM
3. Motion to **adjourn** **meeting**:
	1. Motion to adjourn by: Christine Haas
	2. Motion supported by: Kent Rugenstein
4. Meeting adjourned at: 9:13 PM