

MINUTES OF THE CALEDONIA TOWNSHIP PLANNING COMMISSION

January 4th, 2021

The Regular Meeting was called to order by Nancy Beck, at 7:00 p.m. at the Caledonia Township Hall, Spruce, Michigan.

Pledge of Allegiance.

Roll Call:

Chair	Nancy Beck	Present
Vice Chair	Jim Klarich	Present
Secretary	Jim Gilbert	Present
Member	Susie Morrell	Present
Trustee	Anthony Sobeck	Present

MOTION: by Klarich the 4 January 2021 Agenda be approved:

SUPPORT: by Sobeck, Motion carried.

CITIZEN COMMENTS CONCERNING ITEMS ON THE AGENDA: none.

CITIZEN COMMENTS CONCERNING ITEMS NOT ON THE AGENDA: none

MOTION: by Sobeck to approve the **November 2nd, 2020 MINUTES** as submitted by email and reviewed at January 4th, 2021 meeting.

SUPPORT: by Klarich, Motion carried.

REPORTS:

Zoning Board of Appeals— No Report.

Board of Trustees —No Report.

UNFINISHED BUSINESS:

Definition of Zoning Boundaries on our Map (Hubbard Lake)

MOTION: by Klarich to table until new members could get information on the plan prior to making a decision.

SUPPORT: by Sobeck, Motion carried.

Discussion: Gilbert asked Sobeck to give a synopsis of the proposal so that the members could have an idea of the proposal. Sobeck articulated the proposal presented for new members and provided information for future reference and research.

Non-Conforming Lot Ordinance:

Mr. and Mrs. DeGrace sent each board member a request to provide a written response to zoning and lot conforming ordinance. This was sent to the ZBA which disapproved the request due to the current ordinance. The Planning Commission believes that no further action needs to be done on

this matter due to the current ordinance. The ZBA disapproved the request for exception to policy and the Planning Commission stands behind the current Ordinance.

NEW BUSINESS:

Welcome New Planning Commission Members:

Chair introduced and welcomed all new members and allowed each to introduce themselves with a little more detail.

Elections for 2021 Planning Commission:

Chair: Jim Gilbert nominated Nancy Beck as Chair; Beck asked if anyone else was interested in holding the position due to her internet service. All members said they would support her in the position and with her historical knowledge and experience on the board she was the best option. Nancy accepted the position and went unopposed.

Vice-Chair: Jim Gilbert nominated Jim Klarich and nomination went unopposed.

Secretary: Nancy Beck nominated Jim Gilbert and nomination went unopposed.

Member: Susie Morrell went unopposed.

Trustee: Appointed from Township Supervisor and Township Board of Trustee

SOLAR ORDINANCES: Solar Farm proposal was submitted for review.

MOTION: by Klarich to table until new members could get information on the plan prior to making a decision.

SUPPORT: by Sobeck, Motion carried.

Discussion: Jim Gilbert asked Ken Gibson to discuss the basic plan for the solar farm. Ken provide details on location, size, and ownership. Questions from Planning Commission came about ranging from local impact, area beautification, disposal of solar farm and potential bond to cover the cost of disposal, and zoning. All members agree that further research has to be done in order to properly make a decision with community and neighbors of property input. Questions will be brought to the February 2021 meeting with the intent of requesting PineGate (Solar Farm Builder) to attend the March 2021 meeting for questions and answers by the board and the community.

NEXT PLANNING COMMISSION MEETING – February 1st, 2021 at 7:00 P.M.

PUBLIC COMMENT: General Discussion between Board about potential meeting on January 13th, 2021 to review files in the Township Hall, receive new Planning Commission books, and introduce to Township Board of Trustees.

Township Treasurer Sarah Roe made note that if the Planning Commission had a quorum that it would need to be advertised so that the public new of the meeting.

Township Clerk Cindy Smith stated that the Solar Farm cleanup would be an important aspect of deciding if the Township allowed the project to be conducted.

Topics for future discussion are as followed:

1. Towers are required to have a 250ft fall radius. New owners are requesting that they have a 50ft fall radius. We are not willing to change our fall zone for their needs as it is a public safety concern.
2. Powerline overhead requirements.
3. Fencing setbacks from the road
4. Upgrading Internet

MOTION: by Klarich to adjourn at 7:50 P.M.

SUPPORT by Sobeck; Motion carried.

Respectfully Submitted,

James Gilbert
Secretary

P.C. Minutes – October 5th, 2020 (Draft)