

# MINUTES OF THE CALEDONIA TOWNSHIP PLANNING COMMISSION

## OPEN MEETING

May 3<sup>rd</sup>, 2021

6:00 PM Call Open Meeting to Order

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

Opening of Public Meeting for discussion from the Public about potential Solar Ordinance for Caledonia Township.

### Planning Commission Opening Comments

Nancy Beck made opening remarks, explaining that we are here to get feedback from the township constituents to determine the appropriate way ahead for the Solar Ordinance that we are establishing. We value the input of every member of the township and want to take everything into consideration. Asked member to approach the podium, state name and then give their comments.

### Public Comments

**Betsy Landdorf** thank us for taking on the Solar plan, discussed why we are a prime location for desire in the future. We have functional boards, and this is a large task to take on. We are taking this on, and we need to ensure it covers a lot going into the future. Upcoming changes... Staffing, etc.

We have clear blue skies, clean fresh water, and crisp clean air, a true prime location that will be a destination location for everyone.

Resistance from the public is inevitable but we must be resilient and flexible. One suggestion; can we do an example of what this is for the township to see? Raise funds to showcase how the solar will work here at the township hall. Give a live example of how it (Solar) will still produce electricity on cloudy days.

**Rich Gelisby** I am a business owner and member of the township. I am against this and unless I can get some guarantee that it is not made overseas and there are no hidden cost I just don't want it. I don't want to look at 240 acres of solar or more it is an eye sore, it may cause soil issues and I am not a supporter. Thanks.

**Lloyd Thagget** Is this a regulation to regulate or stop the production of Solar Farms in the area. Would this have any issue with homeowners putting up Solar? What will it do for the township? Nancy stated it was for Solar Farms not residential.

**Jim Ferrar** I was doing some research on solar farms, and China. Their objective has been to become the new Green OPEC. They are producing about 80% of all Solar Panels and components it's all coming from China, They plan on having 100% of the market. I do not want to discriminate against anyone, but I think this ordinance should entail 100% U.S.A products. Nothing against Solar Farms but I think every component should be 100% made in the U.S.A, 8 out of 10 solar farms come from China. The site is close to the cemetery and that would not be appealing to residence going to show respect to the lost, especially Veterans. We have a privilege of living here in our area, we need to ensure that we are carrying for our environment. I can assure you that China would love to take your money for the Solar with no concern to our Environment. It is not complementary and not in the best interest of Caledonia township to have a Solar Farm in the 20-25 lifespan they deteriorate, and hazmat issues come into play. There must be a way to protect the township from the fallout of the life expectancy.

**Linda Sovie** I have questions that are not answered. Does it reflect light as you drive past, will they put in trees to stop the light. Is there going to be a radius around Hubbard Lake. Who will clean them up? Are they going to get fined if the deadline isn't met?

**Nancy Beck** stated we have lots of items we want to add to the Ordinance so that we can figure out, these are similar questions that the Planning Commission has been asking as well.

**Jim Gilbert** spoke about what it will do for the township from the Virtual meeting with the Solar Representative, according to that meeting there would be virtually no employment opportunities as the Solar Farm is self-sustaining for the most part. There may be a grounds keeper position available. Additionally, there was mention of a price per kilowatt that the township would receive yearly but was not sure of the numbers for that. The organization would be willing to make some visual aids to take away from the eye sore that the farm would be.

**Phil Gets**, I live down the road, I don't want it, I don't like it, I just don't want it. Thank you.

**Phills**, I don't know anything about Solar Farms, but I know about farming. I had the most beautiful sites but now everything has changed from Wind Turbines. I don't like it and I think that it is going to change our flatlands. I used to visit my sister all the time, but no longer due because of the noise, it is no longer appealing for me to visit this one-time beautiful place. It sad, I don't want our township to turn into this. Thank you

Nancy thank you everyone for coming and asking the questions.

Close Public Meeting at 6:25 PM by Nancy Beck

Respectfully Submitted,

James Gilbert  
Secretary

## MINUTES OF THE CALEDONIA TOWNSHIP PLANNING COMMISSION

April 6<sup>th</sup>, 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 Sobeck the April 6th, 2021 Agenda be approved with addition of the Internet update

**SUPPORT:** by Morrell, 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 **April 6th, 2021 MINUTES** as submitted by email and reviewed at May 6th, 2021 meeting.

**SUPPORT:** by Morell, Motion carried.

### REPORTS:

**Zoning Board of Appeals—** No Report.

**Board of Trustees-** Informed the Planning Commission about major discussion at the Board of Trustees meeting April 14<sup>th</sup>.

- Fire Truck sale potential with a township in the U.P.
- New Fire Truck Delivery 1<sup>st</sup> Week of May
- New Veterans Service Officer (VSO) Appointed for the township (Jim Gilbert)
- Forest Management Plan
- Allband Meeting regarding internet

### UNFINISHED BUSINESS:

**Definition of Zoning Boundaries on our Map:**

**MOTION:** by Klarich motioned that it be tabled until; June 7th, 2021 at 7PM. Gilbert will check to see if he has maps,

**SUPPORT:** by Gilbert, Motion carried.

**SOLAR ORDINANCES:**

Solar Farm proposal discussion updates to initial proposal.

Sobeck recommended that we work on the Solar Ordinance and make any suggested changes at the meeting so that it could be sent to the Board of Trustees for review/acceptance.

Wes Webber for the Solar Farm arrived, and we had general discussion about the Ordinance.

**Discussion**

**Sobeck-** Let's give some of the details to the Solar Company who is present.

**Klarich-** Looks, sound, glare, buffer, source of equipment, etc

**Morrell-** Discussed the visual aspect and the need for further discussion.

Webber- Discussed the willingness of the Swede Solar Farm team to help, aid and assist in any way possible to get the Ordinance in order. There are things that can be added as clauses in order to insure that the township is covered.

Gilbert- I will update the draft Ordinance and have it to everyone with the updates discussed so that each member can have a final review prior to sending to the Board of Trustees.

**NEW BUSINESS:**

Allband Internet- Gilbert discussed the meeting held with Allband to develop a proposal for the township rural broadband plan.

**NEXT PLANNING COMMISSION MEETING – June 3<sup>rd</sup>, 2021 at 7:00 P.M** for Township Planning Commission.

**PUBLIC COMMENT:**

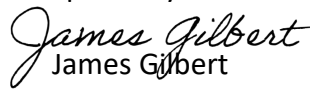
**Topics for future discussion are as followed:**

1. Upgrading Internet

**MOTION:** by Klarich to adjourn at 8:55 P.M.

**SUPPORT** by Sobeck; Motion carried.

Respectfully Submitted,

  
James Gilbert  
Secretary