

**MINUTES OF THE CALEDONIA TOWNSHIP PLANNING COMMISSION**

**OPEN MEETING**

**July 12<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 Klarich the July 7<sup>th</sup>, 2021 Agenda be approved with the following additions.

1. Old Business- Solar Ordinance Proximity Restrictions
2. New Business- Tri Township Meeting

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

**CITIZEN COMMENTS CONCERNING ITEMS NOT ON THE AGENDA:** none

**MOTION:** by Sobeck to approve the **June 7<sup>th</sup>, 2021 MINUTES** as submitted by email and reviewed at July 12<sup>th</sup>, 2021 meeting.

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

**REPORTS:**

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

**Board of Trustees-** Met on June 9<sup>th</sup> discussed the following:

- North End Park Grant Docks got approved.
- Talked about North end park custodian and trash pickup.
- Website Discussion (2 potential)
- Trash at North End Park was a concern but found that the trash was not being picked up.
- Planning Commission will be paid one month behind
- Fire Department had an open house.

**UNFINISHED BUSINESS:**

1. Solar Ordinance Final Discussion- Finalize the below items for the Solar Ordinance and

then set a date for Public Meeting.

- a. B.1 where it says article 25 I'm not sure where that reference is in our ordinance book? Maybe referring to article 7.2? Let's double check this
  - i. Change to Article 7.2 Site Plan Review
- b. E. (Answers my previous concern keeping 100% made in USA in) thanks Jim
  - i. Wes Weber made a statement about US made products being made in being a nonrealistic plan. Parts inside the build are not built in the USA for the build and are not being able to be replaced with a US product. Stated that we would need to see about changing verbiage related to the products and use if possible.
    1. Change to: "All US made products if possible."
- c. O. "...Conditional Land Uses contained in Section 15.06" this reference needs to be verified
  - i. Change to: Conditional Land Uses will met all Township Ordinances
- d. V. "..... performance guarantee pursuant to section 906" this reference needs to be verified.
  - i. Article 10.7
- e. Proximity Restrictions?
  - i. Section 2: Proximity
    1. Solar Farm cannot be within a 5 mile radius of each other.

**MOTION:** by Gilbert that we accepted the changes and send them to the Township Board and set the date of August 5<sup>th</sup> for the open hearing starting at 6:30 PM.

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

2. Land Use Permit-Discussion

Gilbert- Stated that many in the community dislike the naming of Land Use, it suggest that you have to get permission to utilize your property. Suggested looking at renaming so that it is Zoning Permit, or something referring to inspection to ensure compliance with Township Ordinances.

Beck- Land Use is terminology used in the area but will take suggestions from the Planning Commission.

Sobeck- Name could be changed but will it make a difference?

3. Shed Ordinance-

- a. Discussion- Sobeck stated the shed name need to be updated to define what the size is for the structure.
- b. Discussion- Brian stated that in our ordinance it does not state that a building cannot be lived in. It is only habitable if it has sewage, electricity or 800 sq ft.
- c. Discussion- Gilbert asked what is the difference between a tent (Michigan states it is a structure) and a small building that you only sleep in? Asked if there was a difference or was it just common sense?
- d. Discussion- Beck stated that a size requirement can be added, but it will still be for storage. Not habitable, in order to be a living quarters it had to meet the Township guidelines. No exceptions the regulation states the requirements.
- e. Discussion- Sobeck stated that it needs to be changed to discuss size, or

- everything needs to have a permit; Dog house, hunting blind, bird box, etc
- f. Klarich- Spoke about value being a driving force. If my property is being taxed at a different rate because I did the appropriate documentation then you should be required to do the same if you put a structure on your property.
  - g. Discussion- Beck stated Pole Barns cannot be used, due to safety issues. You cannot sleep inside a Pole Barn that is not in compliance with Ordinances.

**MOTION:** by Klarich that we table for further review and definition what shed vs. auxiliary building.

**SUPPORT:** by Gilbert, Motion carried. Motion carried with 4 to 1 vote. Nancy Beck voted No.

4. Hubbard Lake Lot Size-

- a. Discussion- Apsey stated that that the lot size is to restrictive and we may need to reconsider the lots size
- b. Discussion- Klarich, Gilbert, Sobeck and Morell stated that there was no issue changing the lot size to 80ft from 100ft around Hubbard Lake. This will allow for additional homes around the property as long as they were in compliance with local setbacks and ordinances.

**MOTION:** by Sobeck that change the lot size requirement from 100ft to 80ft for Hubbard Lake.

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

Planning Commission will hold an open public meeting August 5<sup>th</sup> at 6:00 PM to further discuss the change and then send the update to the Township Board of Trustees for further approval and adoption.

**NEW BUSINESS:**

Tri Township Meeting

Discussion- Beck stated that the Tri-Township Meeting sent an email asking if our Township was hosting the meeting for July and if we are interested in being part of the Tri-Township meetings. Tri Township Representative stated in an email that he has been sending emails to the members of our Planning Commission with no response.

Gilbert, Sobeck, Klarich and Morrell all requested that the Tri-Township Representative check his distribution to ensure that the appropriate emails are being utilized. No member received any correspondence in regards to the Tri Township meetings.

**NEXT PLANNING COMMISSION MEETING – August 5th, 2021 at 7:00 P.M** for Township Planning Commission. There will be a public meeting at 6:00 PM for Lot Size change and at 6:30 there will be a Solar Ordinance Public Meeting for final processing of Ordinance to the Township Board of Trustees.

**PUBLIC COMMENT:**

**Discussion Rick Galespy-** We discussed the need for all US made products for the Solar Farms

earlier in the meeting. This Farm will not help us at all, we are bringing stuff from China, they are not helping us. We got COVID from them and we are not here to support that type of organization. We have too much to lose by allowing China to build this Solar Farm we as a Township get nothing out of it, not one cent off our electric bill, only products that are from China and not American made. I am against this 100%. What if I pack this building with every Veteran from Bay City to the U.P? Would that help this board make a decision that US made only? I mean we will do a presentation on China and what it is doing, but we really cannot allow this Solar Farm made in China to be installed in our community. I just can't see it; I mean we had men fight and die and this is what we are doing on our soil? I will have this building packed with Veterans that are against this, I mean seriously against this and the actions it represents.

Jim Farah- Eco what Rick says. This board has no balls to stand up to organizations that are trying to help China become the worlds OPEC and bring nothing to us. 100% American made, if it is 10 years to make it American made have them wait. I do not want to see this Solar Farm from China, if it is not 100% American made screw it. I know this guy has a job and I am ok with it, but if it is not American made no don't allow it. Just my 2 cents!

One more thing about the shed ordinance, the church on Nicholson Road auctioned off hunting blinds. They are pretty substantial and decked out, refrigerators, beds, etc. For them to auction them off if someone in the Township wins would they need a permit?

Discussion- Betsy Linddorph, I am for the build, but we all came here in a vehicle, and we cannot base our future in our current status in the government. I commend you for your hard work and dedication, you work as a board, and we need to continue to work with open minds. We cannot buy vehicles right now because of the chips that are not being made but we all still want cars. Let's stay focused with an open mind. Again, I applaud you for your hard work.

Discussion- Apsey thanked Betsy for her words to the board and said she loves what this board is doing and the collaboration on the efforts and contributions.

Discussion- Brian I want to relook at what you are defining as a shed, a tent is considered a structure, a trailer brought up will need a land use permit. Land use permit to me is the use for certain things, land use is if I want to use my property for something. A land use permit is different then a building permit. Camper can only be on property for 90 days, there are campers that are her for years. Lots of hunt camps around here have many structures that have buildings with no utilities, they have out buildings that are lived in, rented out, etc. What is your definition of the land use permit?


What do you define as a building that people sleep in, but they do not have water, electricity? If this is truly your definition then half of you Township will close down, no way they are in compliance with the Ordinances.

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

1. Upgrading Internet

**MOTION:** by Gilbert to adjourn at 8:00 P.M.  
Motion carried.

**SUPPORT** by Klarich;

Respectfully Submitted,  
  
James Gilbert  
Secretary

P.C. Minutes – June 7<sup>th</sup>, 2021 (Approved)