Caledonia Township Board Of Trustees – DRAFT Regular Meeting Minutes

Tuesday October 13th, 2026 @ 7:00 pm

Caledonia Township Hall 6461 Gillard Rd. Spruce, MI 48762

I. Call to order: C. Apsey presiding and called to order at 7:01 pm

II. Pledge of Allegiance – Completed

III. Roll Call – Anthony Sobeck; Present Tom Tice; Present Cyndi Apsey; Present

Haylee Rondeau; Present Cindy Smith; Present

IV. Approval of Agenda with additions, deletions, and/or corrections: A Sobeck made **motion** to approve agenda with addition of Short term rentals. T Tice seconded. All in favor- **Motion Passed**

V. Public Comment (3 minutes): Annette Ripple from Harrisville spoke about concerns with all solar in Alcona. She asked when public hearing will be? Asked what board members have a conflict as they cannot vote. Nadine Valentine from Hubbard Lake had question from when Cyndi told Tim Gauthier that she was the MTA chapter chair? She states there is no such thing. She wondered in the surveys from 2023 are available. Why is solar setbacks 100 foot when the states is 300 foot. Ken Gibson from Hubbard Lake wanted to know what is happening at the Bridge in Hubbard Lake.

VI. Supervisor: Bathrooms at NE Park are locked. Porta potty moved from Tollson park to NE Park for the winter months. The house next to Holcomb creek sold and we have wonderful new neighbors. There is a tree at Holcomb Creek that may need to be removed as it is leaning towards the fence.

VII. Regular Meeting Minutes September 8th, 2026: T Tice made **motion** to approve minutes as presented. Seconded by H Rondeau. All in favor – **Motion Passed**

VIII. Clerk: Stepany Eller county clerk apologized from Public Accuracy Testing notice printed in paper being the wrong file. Cindy reported she has published on the door the Public Accuracy testing is taking pace 10/21/26 at 2:00pm.

IX. Treasurer Report: Haylee reported receiving FEMA funds from the ice storm of $3,489.60. This is the second payment. She will move funds to the money market account.

X. Planning Commission Update: A Sobeck reported Planning Commission did meet due to lack of agenda items.

XI. Veterans Representative: Jim spoke about the first recipient of Metal of Honor being Civil War Thomas Custard. The today is the US Navy birthday!

XII. TNT Building: Sealed bids – C Smith opened the sealed bid during the meeting and read the offer of $2,000.00. Discussed the costs upwards of $20,000 - $30,000 for permits and to drop power lines, remove building and crawl space, bring space back to grade. Citizens voiced we should take that offer as what it would cost us more to remove it and its better to have $2,000.00 in our pockets. C Smith made a **motion** to accept bid. H Rondeau seconded. ROLL CALL: C Smith=Yes; A Sobeck=Yes; H Rondeau=Yes; T Tice=Yes; C Apsey=yes. **Motion Passed.**

XIII. Consumers Energy Update: Cyndi stated she finds it that the boards responsibility to look out from the Township as a whole and serve our residents, regardless of personal feelings about solar development, Michigan PA233, was not write r pass this law. We are responsible to understand it, work within it, and do everything legally available to protect our community. We cannot assume that simply saying no will make the proposal go away. Our job is not to simply say yes. Our job is not to simply say no. Our job is to protect the interest of Caledonia Township. Working with developers does not mean endorsing its project. Listening does not mean agreeing. Gathering information does not mean we have made a decision. It does mean doing due diligence and p0ursuing the best outcome we can legally achieve. She met with Consumer's energy and was shown preliminary maps where leases were secured by land owners. The majority were along Swede road and Spruce road, between Hanson and Anderson Roads. They are not final maps. Consumers is still

working with engineers. The footprint is not final. Consumers indicated March 2027 is their current estimate for submitting a permit. Not confirmed – an estimates date. Discussed escrow account intended to reimburse the township for eligible project review expenses, consulting, engineering, legal services, and other costs covered by the agreement. This agreement is under review by our attorneys and has not been finalized. Other topics were roads, visual barriers, visibility, and potential property uses. Consumers indicated that it intends to contact neighboring property owners who may be effected. Discussed a visit to existing solar site for interested board members, Consumers expressed interest in holding a public informational meeting. Details are being worked out. Things currently stand as no application, no engineering plans, no confirmed dates. Dan Leclair and Cyndi Apsey will continue to listen, ask questions and gather information. They did not approve any plans or commit Caledonia Township to this project. Will continue to share information as it becomes available. Residents deserve transparency and our township deserves careful, informed process. Our responsibility is to remain engaged ask questions, and fully protect the interests of Caledonia Township as permitted by law.

XIV. Transfer of Funds to the Police Department: Revenue sharing funds of $1,892.00 were received and C Smith made a **motion** to a check to be cut and added to the bills to be paid tonight for $1,892.00 to be paid to the Alcona County Sheriff Office. Seconded by T Tice. All in favor - **Motion Passed.**

XV. Short Term Rentals: Proposed draft short term rental ordinance reviewed and discussed. A Sobeck will take the boards concerns back to the planning commission for review and consideration.

XVI. County Commissioner: Dave Jacqst stated Alcona is going to have a recycle program. We went in with 5 surrounding counties. They are putting together a plan. They ordered their first bins. Not sure where we putting it yet, considering Harrisville since they have space, security cameras, lights, plowing etc. Stated that people need to realize Consumers is not the enemy, they ar mandated to have a percentage of green by 2030. This is coming from the state level.

XVII. Bills to be paid: C Smith made a **motion** to approved bills to be paid with addition to the revenue sharing check to be cut for Alcona County Sheriff Dept. T Tice seconded. All in favor – **Motion Passed.**

XVIII. Board Comments: C Apsey stated the Road commission secured a grant for the Bridge in Hubbard Lake. They are just assessing the work now. Won't start for a long time but when it does traffic will have to be re-routed. Cindy Smith states she announced years ago her conflict of interest with solar and has said it a million times in a million ways and will not be voting. Cyndi stated there is no date yet for solar, Consumers gave an anticipated March 2027 date for permit and application. A Sobeck stated as far as setbacks go that regardless of our ordinance they have to go by the State minimum of 300 foot. He also stated our ordinances were made before the states were.

XIX. Adjourn: A Sobeck made **Motion** to adjourn at 8:09 pm. Seconded by T Tice. All in favor – **Motion passed**

Recorded by:_____

Approved by the Board of Trustees on: _____