

**ONEIDA CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES**

July 5, 2017

**MEMBERS PRESENT: WALTERS, SCHROEDER, GREEN,
AND SCHULTZ**

MEMBERS EXCUSED: KILGORE, AND SCHERER

**OTHERS PRESENT: ZONING ADMINISTRATOR
GOSCHKA, CLERK CAMPBELL, REPRESENTATIVES OF
THE GERONIMO ENERGY COMPANY, RESIDENTS OF
ONEIDA TOWNSHIP AND RESIDENTS OF THE
PROPOSED AREA FOR THE SOLAR FARM
DEVELOPMENT.**

1. Chairman Walters called the Meeting to order at 7:30 P.M.
2. The Agenda was approved in a Motion made by Mrs. Schultz and supported by Mrs. Schroeder. Motion Carried.
3. Minutes of May 2, 2017 were approved as amended in a Motion made by Mr. Green and Mrs. Schroeder. Motion Carried.
3. Public Comment: Chairman Walters explained that speaking time would be limited to three minutes and presentations to ten minutes for this first period of Public Comment which would be for agenda items. Mr. Coakley presented to the Board a Solar Ordinance Amendment of suggestions and considerations from the Oneida Township Residents. After discussion Chairman Walters explained that it would be necessary for the Planning Commission to have time to review the document. Geronimo also presented a document of their suggestions and considerations. Chairman Walters again stated that the Planning Commission would have to have time to review this document and both documents would be reviewed prior to the next Meeting and be discussed at that time.

Geronimo also discussed their estimation of tax income from their proposed project.

4. Solar Ordinance Draft Review: Chairman Walters explained that we would review the Draft Ordinance page by page and might not get it all done tonight. The Board began on page one of the Zoning Ordinance Draft Amendment which was introduction and definitions. They did not have any changes to Section 1 or 2. Section 3. Amendment to the Zoning Ordinance Chapter 3: is amended to add Section 3.29 entitled Solar Energy Systems. Paragraph A. was not changed. Paragraph B. was amended to read A site plan shall be prepared and submitted to the Zoning Administrator for **recommendation by the Planning Commission.**

The rest of the paragraph was unchanged.

Section 3.29 D. was amended as follows: Any Solar Energy System erected on a building shall not extend beyond the **highest peak of the roof. There was also a question regarding flat roofed buildings.** The rest of the paragraph stayed the same.

3.29 L. was changed to state in the event that a Solar Energy System has been abandoned (meaning not having been **operating continuously for an actual period of six (6) months** the system shall be removed by the property owner with in (6) months from the date of abandonment.

Page three had no changes or additions.

Page four. Section 12. The Planning Commission felt that small systems should be **Allowed only through utility companies unless they were a personal closed system run off battery power and not hooked to the grid.**

Page 5. Item 10. Which addresses the driveways needs to have added **subject to approval of MDOT as applicable. And or Eaton County Road Commission.**

Item 16. Needs to have added **subject to approval of the Eaton County Drain Commission.**

Page 6. Item D. **Needs to be changed to the State Building Code and Township Building Code.**

Item F. Regarding Maximum height of a Solar Array or other collection device, components or buildings of the Large Solar Energy Systems shall not exceed **15 feet. And shall comply with the District Code for Building Height.**

Items G. and H. on page 6. Need clarification. **Can one Company have more than one system of 250 acres in total area?**

Item I. Setbacks A minimum setback distance of 75 feet from all property boundaries on the outside perimeter of the Large Solar Energy System shall be required for all buildings and Solar Arrays except for property boundaries where the applicable adjoining owners agree to lessen **or increase that setback distance by executing a signed written waiver of this requirement in recordable form, provided no such waiver shall act to permit less than the required minimum setback of the applicable zoning district.**

There was discussion on Item J. Lot Coverage which was clarified by Zoning Administrator Goschka.

Page 7. K. Screening Security. **Fence height will be changed to 8 feet in height measured from the natural grade.** No other changes were made to this page.

Page 8. Item P. Distribution, Transmission and Interconnection: The Planning Commission felt that there should be **some type of quarterly report on the trends and usages of the Solar Array, submitted to the Zoning Administrator. This would let the Township know if the project was doing well or not.**

Page 9. Item W. **needs to have approval the appropriate agency, MDOT and or the Road Commission.**

Page 9. Item X, 1. **Remove irrevocable letter of credit. All references to the Township in this paragraph should say Township Board, as the Planning Commission only recommends to the Township Board.**

Page.10 Item 3. **It is felt that an Annual Review of some type should be required to insure security and escrow up to date.**

5. Public Comment: There was discussion on the Commission review of the suggestions from the Residents and questions about what would happen if the Solar Company sold to another Company in regards to security deposits and escrow, as well as contacts for compliance of the SUP, and all other aspects of the SUP. This will be a question for the Attorney to answer "Can we mandate that if a Solar Array is sold it has to be to a United States Company so that we can maintain the contracts and the obligations of the SUP?"

Residents were all allowed to ask questions and make their presentations and feelings known. Geronimo Representatives were allowed to make their presentations also. The written presentations from the Residents and Geronimo will be reviewed by the Board at the next Meeting.

6. Any other Business to come before the Commission; Zoning Administrator Goschka explained that this is the year to review the Township's Master Plan.

presentations also. The written presentations from the Residents and Geronimo will be reviewed by the Board at the next Meeting.

6. Any other Business to come before the Commission; Zoning Administrator Goschka explained that this is the year to review the Township's Master Plan. Motion was made by Chairman Walters to recommend to the Township Board continued utilization of the current Oneida Township Master Plan for the next five years, or until such as the Planning Commission deems amendment to, or rewriting the Plan is appropriate. Support was given by Mr. Green. Motion Carried.

Supervisor Cooley made the Commission aware of upcoming requests for service. Mr. Green asked for information on pending actions.

Chairman Walters asked if there were any other Business to come before the Board. There was none. Meeting was adjourned in a motion made by Mrs. Schroeder and supported by Mr. Green at 9:50 p.m.

Minutes respectfully submitted by Jan Schultz.

APPROVED:

A handwritten signature in black ink, appearing to read "Michael Walters", written over a horizontal line.

Mr. Michael Walters, Chairman