

Planning Commission Meeting Minutes

Columbia Township

August 6, 2019

CORRECTED

1. Call to Order. Meeting called to Order by Chairperson Mahr at 7:00 pm and the Pledge of Allegiance was recited.
2. Roll Call. Gaede, Brieschke, McKay, Mahr, Reynolds, Jeffreys and Wanty present.

Guests present Township Attorney Eric White and Supervisor Robert Elrod.

3. Public Comments.

Rick Nadeau 12903 Kelly Rd. Spoke about the Solar Farm proposal behind his home. Rick spoke opposing the development due to drainage problems causing flooding due to the elevation difference of 30 ft causing the water to drain towards his home. Drainage was partly corrected with the installation of a drain to Lake Columbia, but still having problems. Also stated 36 homes are abutting the development was not right. He also did not want to look at the panels from his second story windows.

Ellyn Meyers 12903 Kelly Rd. Spoke out against the development due to her rural view being ruined and quality of life with a rural setting. She is concerned about water drainage, property values going down and wants a security bond held for the decommissioning of the solar farm.

Jeri Feeman-Veldhoff 12921 Kelly Rd. Concerned that the development will be a eye sore, she built her home because of the rural setting, favors open green space. Jeri is in favor of solar farms but not in her back yard. Questioned the use or potential use of Richmond Rd and the posting of a bond for abandonment and decommission of the solar farm.

Tim Sienkiewicz 12958 Kelly Rd. Concerned about heavy construction traffic, speeding, road degration and children safety. Questioned the access to the development off of Kelly Rd.

Ken Zebarah 8955 Hyde Rd Clark Lake. Supports the project if project follows State Guidelines as outlined by Charles Gould.

4. Special Land Use

6520 Cement City Rd

Brooklyn Mi

Cement Solar Farm LLC

Chairperson Mahr opened hearing on the proposed Solar Farm Development stating the procedures and that this is only concerned with the development and not the operation of it. Mahr asked the representative of Renergetica (the developer) to come forward and discuss the project.

Justin Vandebroek Vice President of Development proceeded to explain the development. Mahr questioned Justin concerning Preliminary Site Plan Review or Final Site Plan Review. Discussion followed. Justin agreed that this would be a Preliminary Site Plan Review.

Reynolds had the following questions, Elevation drawings of the panels and construction not complete per ordinance. Justin will correct. Missing documents from Drain Commissioner and

Columbia Fire Dept are required. Questioned the access road across the non leased land to the leased development, need documentation for road access across non leased land and that it is to be constructed to ordinance standards. Questioned panel placement showing that they are not placed in a No Build Area under the 46kv High Voltage Lines overhead. Approval from Consumers Energy requirement.

Lease corrections required Pg 1 Landlord is MD Farms LCC, Tenant is Cement Solar Farm LCC. On pg 10 and pg 16 Tenant and Landlord reversed, needs to be corrected. Missing Property Line Survey and a survey of the proposed Solar Farm. Reynolds requested that stakes be visible so abutting property owners and commission could see leased development location within the parcel. Need to show overhead location of power lines. Discussion.

McKay Need contour plans for final site plan review per ordinance. Discussion.

Gaede must have non conductive materials below power lines exiting solar panel area. Discussion.

Mahr questioned entrance to access road from Cement City Rd is that still a County Rd? Need clarification.

Gaede questioned, what will be the increase in the carbon dioxide level? Justin no answer out of his expertise.

Eric White Not a pertinent question.

Mahr asked about having a Real Estate Attorney review the lease, Eric responded that he had looked over lease and that it is a standard boiler plate lease and that the ordinance doesn't require it. Discussion

Brieschke questioned whether or not there would be phasing in more panels due to the excess land surrounding the leased area. Justin stated no, what's being leased now is all that will be used.

Brieschke Please consider tonights comments concerning the drainage, landscaping, property access and traffic within the development by the neighbors. Discussion

Gaede Does the proposed development go to the FAA. Justin no not within in 2 miles of airport. Discussion

Preliminary Site Plan Review closed.

5. Approval of July 9, 2019 Minutes

Gaede correction change item 5 to the 2nd only. Motion by McKay to approve the minutes with the 4th removed, motion seconded by Brieschke. Vote taken Ayes All Motion Passed.

6. Public Comments

Jason Ballard 15494 Cement City Rd Planes are in the area. There is also a conservation district on Dermyer Rd 3-4 miles away with ducks and other flying birds how are they affected?

KenZebarah gave information on Charles Gould environmental (wild life) expert form MSU phone # 616-834-2812.

7. Commissioner Comments

Mahr talked about a meeting to develop a check list for site plans to be used by the office. Discussion

Correction Mahr SUPERVISOR ELROD WAS ASKED FOR PROPOSED CHECK LIST BE COPIED TO ALL MEMBERS.

McKay discussion with Eric per Preapplication and Final Site Plan reviews. Eric all townships have check lists.

Supervisor Elrod will have a check list of requirements for Site Plan Reviews listing the following required sections from the ordinance book, Sections 4.3, 13.3 B, 14.3 B & E, 14.4 Tables 3-2, 3-3 Article 3,11,15 Sec.

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8.Adjourn 8:45 pm

Respectfully Submitted

