

COLUMBIA TOWNSHIP PLANNING COMMISSION

SPECIAL MEETING

January 12, 2021
7:00 PM

MEETING HELD VIA ZOOM

MINUTES

The meeting was called to order by Chairperson Wanty at 7:00 p.m. and the pledge of allegiance was recited.

Roll Call: Present – Chairperson Todd Wanty, Vice-Chairperson Roger Gaede, Secretary Mike Trout, Mike McKay, Hollis Jefferies, Bob Jenson, Walter Reed; (all located in Columbia Township). Absent: None; Visitors: (as noted from zoom participant list, location unknown) Rick Church, Mark Eidelson-LandPlan, Frank Krawczel-SPower, Stephan Estey, Esq., Bennett Savage, Carley Mcleod, Christina, Lee, Patricia Haslam, Terry Mahr.

Approval of Agenda: Motion by Mr. Gaede, supported by Mr. Reed. VOTE: Ayes all. Motion Carried

Approval of Minutes: Motion by Mr. Trout, supported by Mr. McKay to approve the minutes with corrections. VOTE: Ayes all. Motion Carried

Purpose of meeting: Cement City Solar, LLC - Special Land Use Application and Final Site Plan Review.

Public Comment: The Chairperson opened the public comment period at 7:02 p.m. There were no public comments at this time and the Chairperson closed the public comment period at 7:03 p.m.

Old Business: Cement City Solar, LLC Special Land Use Application and Final Site Plan Review – Chairperson Wanty asked for questions from the Commission. Mr. Reed asked if S-Power was aware of and in approval of the conditions outlined by Mr. Eidleson. Mr. Eidleson responded he had a follow up discussion with S-Power and the conditions were acceptable; Mr. Gaede asked to add the Jackson County Drain Commissioner to item 1 of the conditions presented by Mr. Eidleson and it was agreed to do so; Mr. Jenson asked about the one (1) year length of time to replace dead vegetation stating he believed that to be too long. Mr. Eidleson responded saying the one-year period is referenced in the zoning ordinance and that due to seasonal variations certain plant material may not be readily available; Mr. Eidleson noted a minor revision in his memo related to item No. 6, and reference to an “approved” site plan. It was agreed to

remove the term approved in 6 (c) and (d) of the memo. Mr. Trout clarified the exact items; Mr. Jenson asked about the distances noted in item 6b. Mr. Eidleson explained the intent and practical need for being flexible. Mr. Reed noting the zoning administrator will still need to approve the minor change; Mr. Gaede asked about which way the barbed wire would lean and Mr. McKay referenced the plan showing it would lean outward. There were no further questions or comments.

MOTION: Moved by Mr. Reed, supported by Mr. McKay to recommend conditional approval (see attached motion) to the Township Board of the Special Land Use Permit Application for Large Solar Energy System – S-Power Cement City.

VOTE: After a voice vote was taken, the proponent asked for a roll call vote. Without objection, A ROLL CALL VOTE WAS HELD WITH ALL MEMBERS VOTING IN FAVOR. **THE MOTION CARRIED**

New Business: None

Public Comment - The Chairperson opened the public comment period at 7:31 p.m. There were no public comments at this time and the Chairperson closed the public comment period at 7:32 p.m.

Commissioner Comments: Chairperson Wanty thanked the applicant and Commissioners and a short discussion about the public comment period of a meeting versus that of a public hearing was held. Mr. Eidleson suggested a review of the Bylaws to establish a standard agenda and to clarify the public comment portions as well. Chairperson Wanty agreed that would be something he would do.

Adjournment: Moved by Mr. Jenson, supported by Mr. McKay to adjourn at 7:40 p.m. VOTE: Ayes all. Motion Carried.

RESPECTFULLY SUBMITTED

MIKE TROUT, SECRETARY