

# Columbia Township Planning Commission Minutes

Meeting Date: Tuesday January 05, 2021 7:00 pm

Meeting format: Zoom

1. Call to order by Chairperson Todd Wanty at 7:00
2. Pledge of Allegiance
3. Roll Call: Roger Gaede, Mike McKay, Todd Wanty, Mike Trout, Hollis Jeffreys, Walter Reed, Bob Jenson  
Absent: None  
Visitors: Mark Eidelson-LandPlan, Frank Krawelzel-SPower, Michael Vogt-Council for SPower, Andy Krause, Ken Mackenzie, neighboring property owners.

#### 4. Public Comments:

Andy Krause 5449 Harbor Bay Brighton, Michigan. Neighbor with 75 acres to Cement City Solar Project. Asked to present 7 points of discussion in regard to the Solar Farm.

- a. Has concerns with his property value being reduced, is there data supporting?
- b. What will be the eyesight visibility?
- c. Concern with wildlife flow with fencing.
- d. What type of fencing is proposed?
- e. Noise during construction.
- f. Tax revenue? Will his taxes be reduced?
- g. Was not aware of letters of approval could be submitted, he thought only letters for dis-approval were submitted.

Public Comment was closed at 7:20 PM

5. Motion to approve the agenda made by Trout; supported by Reed. Vote: Ayes all, motion carried

6. Motion by Reed; supported by Jenson to accept the minutes from 10-28-20 Planning Commission with no revisions. Vote: Ayes all, motion carried.

Motion by Reed, supported by Jeffreys to accept minutes from 12-8-20 minutes from Planning Commission with no revisions. Ayes all, motion carried.

#### 7. Purpose of the meeting:

- a. Seat 3 new Planning Commission Members, Walter Reed, Bob Jenson, Mike Trout (Township Board Representative) Mike Trout will serve as the new Secretary for 2021.
- b. Hollis Jeffreys will be the new ZBA Representative from the Planning Commission.
- c. Review of the SPower special use permit and Site Plan for the Cement City Solar Farm Project on White Road, Columbia Township, Jackson County, Michigan.

#### 8. New Business:

Chairperson Wanty presented but did not read aloud, 6 letters of support for the project from: Great Lakes Renewable Energy Association-John Freeman- Executive Director

Mark H Clevey-Ann Arbor, Michigan- Solar Energy Consultant

Ken Zabarah-Clarklake, Michigan

Chef Coleen Curley-Onsted, Michigan

Irish Hills Regional Chamber of Commerce- President Cindy Hubbell- Brooklyn, MI

Lee Andre-Tecumseh, Michigan

The meeting was turned over to Frank Kraweczel S-Power Associate Director to present an on screen PowerPoint presentation of the scope of the Cement City Solar Farm. This will be available as a printable document.

The meeting was then turned over to Mark Eidelson-Landplan-Columbia Township Consultant for Planning and Zoning. Mark discussed his December 7, 2020 paper on his review of the Project application and Site Plan. His conclusion was he considers it reasonable to approve to recommend approval of the project with several conditions, noted and were addressed with some satisfaction on December 18, 2020 from S-Power.

#### 9. Open Public Hearing:

Andy Krause- Property values were not discussed in the PP presentation.

S-Power will provide Tax Value studies.

Various points of discussion were made by Commission Members concerning Fencing, Vegetation control, mowing, chemicals, CO<sub>2</sub>, Fencing, Wild Animal concerns, Noise, Tax Revenue, Honey Bees, Country of Manufacture, Construction Codes, Fire Access and Control . S-Power responded to all questions with plans in place.

Ken Mackenzie 1408 W Southfield Jackson, MI neighboring property owner, questioned the distance off the road will be the fencing and if payments were made to property owners for lost property values. S-Power responded that the fencing will be 20 feet minimum from the road, planning on closer to 35 feet. Tax value information to be provided.

Hearing Closed. 8:15 PM

Commissioner discussions:

Reed-what will be done to secure the road conditions during construction? S-Power will return the roads to current condition after construction.

Various questions concerning the color of the storage units, fire control, fencing type and height, landscape plantings, will a well be needed( no). All questions were answered to the Commission's satisfaction.

Questions to Landplan about the reservations in the December 18, 2020 document. Review from Mark Eidelson.

a. S-Power wants to have option to make changes to the plan with considerable leeway on minor versus major changes with just Zoning Administrators approval on items such as fixed item locations within the site, road access locations, permit approvals, whether or not the Planning Commission will have to review and approve or just the Zoning Administrator?

- b. Wants the ability to increase the size of the array field by up to 2 acres with just approval by Zoning Admin.
- c. State and local permits-prefer to have all permits in place prior to construction commencing, submittal is vague.
- d. Landscape plan is unclear, with various height and screening ability of some noted plantings.
- e. SPower would like to have as a minor change the location of ingress and egress routes.

Trout-will major changes have to be addressed by the Planning Commission and the Township board?  
Michael Vogt-Attorney for SPower, this is to delay any major delays in construction waiting for meetings to be scheduled and held.

Jeffreys and Reed- questioned Mark Eidelson (Landplan) concerning the December 18, 2020 document. Landplan proposed producing a statement of conditional support for the Planning Commission to submit to the Township Board for the January Meeting. The PC will schedule a Special Meeting for January 12, 2021 to review and approve the statement, for addition to the Agenda for the January 18, 2021 Township Board Meeting.

Motion by Reed Supported by McKay. Ayes all, motion carried.

Motion to adjourn by McKay, supported by Jenson. Ayes all. Motion carried. Adjourned at 9:28 PM.

Respectfully submitted,

Todd Wanty

Todd Wanty- PC Chair-Secretary-Pro Tem