

Columbia Township  
Planning Commission Meeting Minutes  
May 30, 2019

- 1) Call to Order. The meeting was called to order by Chairperson Mahr at 7:00 pm.
- 2) Pledge of Allegiance. Mahr lead the commission and guests in the recital of the Pledge of Allegiance.
- 3) Roll Call. Gaede, Trout, McKay, Mahr, Reynolds, Jeffries and Wanty.  
Guests. Dimas Salinaz, representative from Power Home Solar and Dale Roback home owner 12725 Brooks Meadow Dr Brooklyn Mi
- 4) Public Comments. None.
- 5) Special Land Use and Site Plan Review (Solar Farm)  
12725 Brooks Meadow Dr  
Brooklyn Mi 49230

Mahr began discussion explaining purpose and procedures that will be followed in the meeting.

Dale Roback spoke explaining why he was having the solar farm installed, reduce his energy bill and conservation of energy.

Discussion followed among commission members and Dimas Salinaz concerning the system and its operation.

Mahr questioned solar size per ordinance, small, medium or large.

Dimas stated it is classified as a Small Solar Energy System less than .25 acre in size. Actual size is 250sqft area and will only

produce approx. 70% of home owners need. Per Power Home Solar drawings height from ground level will be, front edge, two (2) to three (3) feet high and the rear edge will be seven (7) to nine (9) feet. Panel angle will be fixed. Glare will be very little and panels will be facing due south so no glare will effect neighbors. Gaede questioned elec credits and Consumers Energy pay back. General Commission discussion and questions.

Gaede questioned safety for firefighters if a fire should occure and that drawings need to be supplied to Fire Chief. Gaede requested that a letter of approval be given by the Fire Chief. Dimas stated prior to start up Consumers Energy will inspect system before permit is issued to home owner.

Jeffries questioned drawings by Power Home Solar date 2/18 were not signed or sealed per ordinance, drawings will be needed for Final Review by Commission.

Trout explained that a Small Solar Energy System only needs a Plot Plan as required by the ordinance 7.23 B1.

Motion by McKay to Approve Conditional Use Permit/ Special Land Use requested by Dale Roback 12725 Brooks Meadow Dr Brooklyn Mi 49230 for a Small Solar Energy System to be located at 12725 Brooks Meadow Dr stating per the ordinance. "A Small SES is an authorized accessory structure in all districts. Small SES mounted on the ground by way of posts or other support structure mounted on the ground shall be subject to Planning Commission approval". Motion seconded by Reynolds. Roll Call Vote taken Gaede yes, Trout yes, McKay yes, Mahr yes, Reynolds yes, Jeffries yes and Wanty yes. Motion Passed.

#### Preliminary Plot Plan Review

Commission Members reviewed Power Home Solar plot plan, construction drawings and equipment descriptions.

Commission Members discussion followed. Plot plan lacked the following, location of the domestic water well and septic location and a sealed survey.

Home owner and Dimas Salinaz agreed that the necessary additions would be available by May 7, 2019.

Mahr set a Final Site Plan review meeting would be held May 7, 2019 7:00pm at the Columbia Township Office.

Mahr addressed the following items with the commission.

Mahr informed the commission that her, Reynolds and Supervisor Elrod meet with Debbie Burkeen owner of the Wedding Barn who is scheduled to appear before the commission on May 7. Discussion was held concerning their application and the procedures that need to follow. It was determined that she would not be prepared for the May 7<sup>th</sup> meeting and a postponement was required. Mahr and Supervisor Elrod assured her we all are here to help her be successful.

Commission members were reminded about appropriate social media content and new guide lines would be coming from the TWP.

Master Plan was discussed by members and that a Complete Rewrite is Not necessary. Members were encouraged to read completely and state areas that need improvement and update.

Mahr Adjourned the meeting at 8:40pm.

Respectfully Submitted



Philip Reynolds