

ONEIDA CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING

HELD

June 5, 2018

AT 7:00 P.M.

MEMBERS PRESENT: CHAIRMAN WALTERS, MEMBERS GREEN, KILGORE, SCHERER, STAHELIN AND SCHULTZ.

MEMBERS EXCUSED: SCHROEDER.

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, SUPERVISOR COOLEY, CLERK CAMPBELL, MR. DEPUTY TREASURER PALERMO, MR. ZIMMERMAN REPRESENTING SANSTONE CREEK SOLAR, LLC, WHO HAD MADE APPLICATION FOR REZONING OF THE SUBSTATION AREA, AND RESIDENTS OF THE AREA OF THE REQUESTED REZONING.

1. Meeting was called to order at 7:00 p.m., by Chairman Walters.
2. Pledge of Allegiance was given.
3. There were no additions to the Agenda and it was approved.
4. Minutes of April 3, 2018 were approved as amended in a Motion made by Mr. Green and supported by Mr. Kilgore. Motion Carried.
5. Public Comment: There was none.
6. Chairman Walters opened the Public Hearing for Proposed Changes to Oneida Charter Township Zoning Ordinance – Section 3.08 Accessory Building and Uses. There was no Public Comment. After all discussion, Motion was made by Mrs. Scherer to recommend to the Township Board that the proposed changes be approved. Support was given by Mr. Green. Motion Carried.
7. Public Comment: There was none.
8. Public Hearing on Request for Rezoning for parcel numbers 030-033-300-051-00 (8284 Otto Road), 030-033-300-030-00 (8328 Otto Road), 030-033-300-001-00 Otto Road, and 030-033-100-070-00 (Otto Road), Grand Ledge, Michigan, from A-1 Agricultural District to M-1 Light Industrial District.

Chairman Walters asked Zoning Administrator Goschka to Outline the request for rezoning for the Board. She noted the parcels and that the Sandstone Creek Solar LLC had requested rezoning to the listed parcels to allow for construction of a large solar array.

Chairman Walters noted that Mr. Zimmerman the Representative for the Sandstone Creek LLC was present as was a Representative of the Capitol Area Radio Drone Squadron, Mr. Cobb. He presented a letter to the Board in support of the proposed solar array as did Mr. Dankenbring. Chairman Walters explained that time for comments would be 10 minutes for a representative of a group and 3 minutes for individuals.

Sue Dombrowski thanked the Board for their hard work and listening. She noted that years ago the Township had spot zoning and it had been corrected. She was thankful for the Master Plan and not against solar. She discussed replacing green with green. She said Prime Farmland has value. Putting solar in light Industrial is an organized way of growth, its not against solar it is preserving farmland.

Mr. Dankenbring was asked by Chairman Walters to read his letter in favor of the Solar Array and rezoning to allow it. He read it and it is attached to these minutes.

Mr. Cobb of the Radio Drone Squadron read his letter in favor of the solar rezoning and it is attached to these minutes.

Vic Tallman said he appreciated the Board action. He said we should consider that Geronimo does not own the land yet. He noted that the Solar Array could be in the Industrial Area and still run through the sub station here or in Marshall. He was not agreeable with the rezoning. He saw no benefit to the Township Residents or the Township or Schools. He felt that it would only benefit out of State Contractors. He said he had attended the Geronimo meetings at the Orchard and was not given a lot of information.

Cindy Coakley noted that GroSolar only had a 10-foot-high fence and this project was proposing 16 feet in height for the solar array. She said Geronimo said the screening would only be 6-foot-high trees, it will be 20 years before those trees cover the solar panels which only have a life span of 20 years. She also discussed division between people, threats and other problems between people who want the project and those who don't.

Mr. Park, said he felt motivated to preserve farmland, and the Master Plan. He noted we are short term stewards of the land.

Mr. Burman asked if the Township could contact other areas and see what impact Geronimo had in their areas. He felt that the brownfields along Saginaw Hwy. would be the perfect place for a Solar Array.

Chairman Walters closed the public comment and asked for questions and comments from the Board.

Mrs. Schultz said she was not against solar, she wanted to see organized growth for the Township and to preserve farmland.

Mr. Stahelin said he too wanted to see organized development and preserve farmland and had no problem with solar.

Mr. Kilgore asked about the environmental impact and how the installation of solar effects the land, he discussed loosening the soil and setback areas with grasses and pollinators. He

Zoning Administrator Goschka said she thought we might also update and review the Wind Ordinance which had been adopted in 2012. Supervisor Cooley had brought a PowerPoint program from the MTA Convention that might be of assistance.

Chairman Walters asked if there was any other business to come before the Board. There was none.

Motion was made by Mr. Stahelin and supported by Chairman Walters to adjourn at 8:05 p.m. Motion Carried. Meeting Adjourned.

Minutes respectfully submitted by Jan Schultz

APPROVED:



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MICHAEL WALTERS, CHAIRMAN