

Exeter Township Planning Commission Minutes May 3, 2022

Exeter Township Planning Commission chairperson, David Schafer, called the meeting to order at 7:15 pm. The meeting opened with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, Phillip Bruck, William Gay, Robert Post, Ameer Runyan and David Schafer
Excused: Kyle Preston
Guests: Ned Birkey, Spartan Ag

Correction / Approval of Agenda:

The Planning Commission secretary provide (a hand written) agenda. The date of the April meeting was corrected from April 6, 2022 to April 5, 2022.

❖ **Motion: Ameer Runyan, 2nd David Schafer:** To accept meeting agenda as corrected
Motion carried.

Approval of Minutes:

The April 5, 2022 Planning Commission meeting minutes were E-mailed to all Planning Commission members. A copy of the minutes were not available to be presented.

❖ **Motion: David Schafer, 2nd Robert Post:** To table the reading and approval of the April 5, 2022 Planning Commission minutes until the June meeting.
Motion Carried.

First Public Comment:

None

Old Business:

1). The planning commission recommendation to approve the Special Land Use request of Mr. Corey Vanover to operate a "Commercial Kennel" located at 8425 Golf Road (parcel # 06-007-007-011) was adopted by the Exeter Township Board at their April meeting.

New Business:

1). Planning commission members were provided with a photocopy of the current "Solar Energy Systems" ordinance (Section 5.15 adopted 12/3/2018). The ordinance was read and each section opened for comments. Mr. Ned Birkey has provided the planning commission with a guidebook for planning commissions with recommendation to create a Solar Energy System ordinance created by Michigan State University and University of Michigan. He was also asked to make comments during the discussion.

The following areas or possible review and upgrades were discussed.

- A). Impact on existing sub-surface drainage and possible impact on area drainage.
- B). Specify type of ground cover to be established. Ground cover needs to control noxious weeds.
- C). Mandate mowing of ground cover (or set a recommended maximum height) and/or regular mowing. Control measures to control wildlife / "varmints".
- D). Specify extent of "restoration" to be required after system is deemed abandoned or de-commissioned. Consideration of site to be "re-purposed" after useful life.
- E). Specify what constitutes "significant modification" of large scale Solar Energy Systems during its operation or "re-powering" of existing array.
- F). Create requirement of a "performance guarantee" to be held by the township to pay for township removal of abandon or de-commissioned system if not completed by owner of the installation.
- G). Requirement for Exeter Township to establish policy to require, collect, manage, and periodically review any "performance guarantee" (Solar, Wind Turbines)..
- H). Remove any reference to "Solar Farms".

Second Public Comment:

1). The next scheduled meeting of the Exeter Township Planning Commission will be held on June 5, 2022 beginning at 7:00 pm at the Exeter Township Hall.

- ❖ **Motion: Amee Runyan, 2nd Robert Post:** To adjourn the meeting. **Motion carried.**
The meeting was adjourned at 8:15 pm.

Respectfully submitted,



Roger Bezek, Secretary
Exeter Township Planning Commission