

~~Un~~-approved minutes

Exeter Township Planning Commission Minutes January 3, 2023

Exeter Township Planning Commission chairperson, David Schafer, called the meeting to order at 7:07 pm. The meeting opened with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, Phillip Bruck, Robert Post, Kyle Preston, Ameer Runyan, and David Schafer

Correction / Approval of Agenda:

The Planning Commission members reviewed the meeting agenda. There were no corrections or additions.

- ❖ **Motion: Ameer Runyan, 2nd Robert Post:** To accept the meeting agenda as presented.
Motion carried.

Nominations and Election of Officers:

- ❖ **Motion: David Schafer, 2nd Phillip Bruck:** To appoint Roger Bezek as Planning Commission Secretary.
Motion carried.
- ❖ **Motion: Ameer Runyan, 2nd Robert Post:** To appoint David Schafer as Planning Commission Chairperson.
Motion carried.
- ❖ **Motion: David Schafer, 2nd Phillip Bruck:** To appoint Robert Post as Planning Commission Vice Chairperson.
Motion carried.

Approval of Minutes:

The December 6, 2022 Planning Commission meeting were E-mailed to all Planning Commission members and read at the meeting. *minutes*

- ❖ **Motion: David Schafer, 2nd Robert Post:** To accept the December 6, 2022 Planning Commission minutes as presented.
Motion Carried.

First Public Comment:

1). Jerel Bruck. Has reviewed proposed (revised) Wind / Solar Energy zoning ordinance and questioned why a requirement to mandate "made in USA" solar panels and equipment was not included. David Schafer replied that to his knowledge, there are no USA manufacturers of

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commercial scale solar panels. Mr. Schafer also reminded the citizens that any suggestion for changes or revision to the proposed ordinances must be made to the EXETER township board when they discuss adopting these ordinances.

Suggested that language in Section 3 par B (Site Plan) within the proposed (amended) Wind Energy Conversion Systems (WECS) ordinance be clarified from where 300 feet distance from any dwelling is measured from. Could be interpreted as starting as base of turbine tower.

Suggested that if any escrow funds (as required in both proposed revised WECS and Solar ordinances) are determined (by the planning commission ?) as being "insufficient" or not funded within 30 days of the project application, that the proposed project be cancelled.

^{Janel}
Mr. Bruck also stated that any WESC or Commercial Sized Solar installation are "not in line with" ^A the current Exeter Township Master Plan.

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Mr. Bruck also suggested that in Section 4 par 1 subparagraph F within the proposed (revised) Solar Energy ordinance, any glare from the proposed commercial solar installation be set at zero (0 %) instead of 20 % as proposed.

Suggested in Section 3 par 5 within the proposed (amended) Solar Energy ordinance that the minimum lot size for commercial sized Solar Energy installations be larger than 20 acres.
NOTE: The township planning commission has approved and recommended this minimum acreage size be increased to 80 acres (**See: December 6, 2022 meeting minutes**).

2). One of the township residents in attendance wanted to thank Planning Commission Secretary, Roger Bezek for supporting William Gay nomination to be reappointed to the Exeter Township Planning Commission during Public Comment at the December Exeter Township Board meeting.

Old Business:

1). The Planning Commission reported that the township board had not reviewed the proposed WECS and Solar Energy system ordinances. A community workshop to further discuss these proposed amended ordinances with a presentation by Mr. Kevon Martis (Certified Zoning Administrator, Michigan State University Extension).is being considered by the township board.

2). The appointment of a new member on the Planning Commission was tabled until someone is appointed by the Township board.

New Business:

1). Discussed possible Planning Commission review of property located on the south side of Golf Road and east of Sumpter Road. Property was formerly a church and the new owner is pursuing operation a commercial business from that site. Per current permitted land use or Special Land Use allowed, this property may have to be re-zoned first, then a SPL use permit applied for.

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Under any rezoning (commercial or industrial), no residence (occupied living quarters) are allowed. No application or request have yet been filed by the property owner. No other issues for planning commission ~~issues~~ were discussed.

REVIEW

Second Public Comment:

1). It was noted that a potential re-zoning of the "old township" fire station was mentioned at the December 2022 Township Board meeting. No application or request have been forwarded.

2). David Schafer inquired if the "old township" fire station had any township record stored there. If any possible sensitive township record were there, should they be better secured or possible transferred to digital media and more securely stored at the township hall. Exeter Township manager, Phillip Bruck, said he believed the documents stored at the "old township" fire station were most likely of historical value rather than sensitive township documents.

3). The next regularly scheduled meeting of the Exeter Township Planning Commission will be held on February 7, 2023 at the Exeter Township Hall beginning at 7:00 PM.

❖ **Motion: Ameer Runyan, 2nd Robert Post:** To adjourn the meeting. **Motion carried.**
The meeting was adjourned at 7:56 PM.

Respectfully submitted,



Roger Bezek, Secretary
Exeter Township Planning Commission