



Grass Lake Charter Township Planning Commission
05212020 approved PC Minutes
Grass Lake Charter Township Hall
373 Lakeside Dr Grass Lake, MI 49240

1. Call to Order – 7:00 pm.

Meeting was held using Zoom PC Video Conferencing Facilities.

2. Pledge of Allegiance

3. Roll Call

Members present: __Tom Brennan, _P_Jim Ducey, _P_Jere Hinkle, _P__Mark Jewell, _P_Dale Lucas, _P_Nancy Prindle, _P_Jim Warbritton (P = present Blank = absent). Also in attendance were Doug Lammers- Zoning Enforcement Administrator, and John Enos, Township Planner.

Representatives from S Power including Frank Krawczel - Project Manager, Ali Rodrian - Permitting Manager, Mackenzie Meinhold - Internal Counsel, Daniel Wang - Interconnection Manger, Cat Mosley - Community Relations Director, Patricia Haslam - Real Estate Manager and Drew Demos - Land Acquisition Manager.

Several members of the community were also in attendance

4. Approval of Agenda

It was moved by Warbritton and supported by Prindle to approve the agenda as presented. All ayes. Motion carried.

5. Approval of Minutes

It was moved by Warbritton and supported by Ducey that the April 16, 2020 Meeting Minutes be approved as modified "sites are 35 not 32". All ayes. Motion carried.

6. New Business

None

7. Citizens Wishing to Address the Commission – non agenda items

- a. Richard Murphy stated that he submitted a letter, with attachments, to Jim Stormont, Township Supervisor, concerning current Michigan Marijuana

Legislation and how it could affect Grass Lake Marijuana ordinances. He requested this submittal be made a record of this meeting. This submittal has been attached.

8. Township Board Report – No Report

9. Old Business

a. Discussion of proposed site plan for S-Power Francisco Road Solar Farm SUP application

John Enos provided a summary of the S-Power application. He said it was thorough and, in its structure, addressed issues conforming to the format of the Township's solar power ordinance.

Frank Krawczel introduced his team and the role each has in the project. S-Power has contracted with Consumers Power to ensure seamless integration with the solar farm and Consumers network. The S-Power team has been working on this project for over two years. Discussions with Township's first responders to address their issues are forthcoming.

The issue of maintenance of land beneath solar panels for grazing or bee habitat is being investigated by the S-Power Team.

The treatment of visual shielding of panels on high ground was discussed as to whether they would be satisfactorily addressed (screened) by proposed plantings on the project's boundaries.

Concern was expressed that potential glare problems, primarily to the west side of the project, should be examined and be mitigated, if necessary. S-Power members stated this is under consideration and research is on-going to make sure it is being addressed.

A question regarding wind design speeds for the project was raised. The response was that hurricane wind speeds are used for panel and supporting facilities design.

It was requested, agreed to, that an independent review of the decommission estimate costs for the project be performed by a firm selected by the Planning Commission.

In response to a question regarding the length of the proposed project construction, nine months was estimated assuming an early Spring start.

It was stated that labor and contractors would be used to construct the project under S-Power's direction

In response to a question regarding the fiscal impacts of the project, an increase in assessed property value of \$20 million and total tax revenues of \$5.3 million over the proposed 35 year life of the project is projected. (Both figures are 2020 Dollars.)

Commissioner Lucas offered to arrange a visit the Consumer's Delta solar plant. Several members expressed interest in attending.

Commissioner Hinkle indicated that engineering seals and zoning of adjacent properties should be placed on SUP plans.

b. Modifications to Version 6 of Mining Text amendment

The text of Version 6 of the mining ordinance was modified in light of comments received from the public and review of the draft ordinance by the Commission's Attorney. The following changes were made to the Version 6 text were made:

- Page 1 Section 1 item B -- inserted an "a" with a farming operation.
- Page 3 Section 2 item 2C -- added at end of C" pursuant to the zoning ordinance."
- Page 4 Section 2 item 2E -- added at end of E "pursuant to the zoning ordinance."
- Page 4 Section 2 item 2F -- specified "minimum lot size of 10 acres."
- Page 5 Section 3 item ii Hydrogeological Report -- modified language and added item "a" "Evidence"
- Page 6 -- deleted item iii and inserted removed the word "and" in new item iii.
- Page 10 -- modified language in Section 4 a and 4 b
- Page 11 -- removed words "Section 7 of" and Capitalized "O" in ordinance
- Page 12 item e -- added language "for planning commission shall have discretion to review and approve Haul routes"
- Page 14 item e -- added "asphalt concrete".... Added "or other applicable government entity"...
- Page 14 item f -- added "fence well-maintained at all times and in good repair."
- Page 15 item p -- changes and added word "approved" ...

All of the above modifications were not cited verbatim. However, the revisions provided by Commission's attorney were as adopted as proposed in the modified Version 6 draft. Each item was addressed, discussed and was approved by all members present.

A motion to approve this draft as Version 7 of the Mining Ordinance, and to be presented at a public hearing, was made by Ducey and supported by Prindle, All ayes. Motion carried.

10. Proposed Business for Next Regular Meeting and Meeting Date

- a. June 4 Special meeting for public hearing on the Mining Ordinance.
- b. June 18th Regular meeting, including a public hearing, the on S-Power Solar Farm SUP application.

11. Adjournment – Motion to adjourn by Ducey at 8:45 pm and supported by Hinkle. All ayes. Motion carried.

Respectfully submitted.

Jim Ducey, Secretary

Grass Lake Charter Township Planning Commission

Attachments: Richard Murphy packet of information on Marijuana issues that could affect Grass Lake and its position on Marijuana.