



1. Call to Order at 7:04 PM

Meeting was held using Zoom PC Video Conferencing Facilities.

2. Pledge of Allegiance

3. Roll Call

P_ Tom Brennan, _P_ Jim Ducey, _P_ Jere Hinkle, _A_ Mark Jewell, _P_ Dale Lucas, _P_ Nancy Prindle, _P_ Jim Warbritton. Also in attendance Doug Lammers -Township Zoning Administrator, Chris Patterson - Township Attorney and Jon Enos - Township Planner, Jeffery Burrell - owner Target Trucking and mine owner, Jerry Sosnowski – Registered Landscape Architect specializing in water runoff and natural features.

Representatives from S-Power were also present.

Approximately 50 citizens were also signed in on this virtual meeting.

4. Approval of Agenda motion was made by Tom Brennan and 2nd by Dale Lucas. All ayes. Motion carried.

5. Approval of August 20, 2020 Meeting Minutes motion by Tom Brennan and 2nd by Dale Lucas. All ayes. Motion carried.

The meeting was then closed by Chairman Hinkle.

6. Public hearing Case #20-05-0008

Preliminary and Final Site Plan and Special Use request for a Large Solar Energy System by Letts Creek Solar, LLC.

A. The Project

The hearing was opened with an Introduction of the project by John Enos, the Commission's township planner, provided an overview of the project. He highlighted some features proposed to integrate the project into the existing agricultural area and minimizing impacts on neighboring properties. These features included establishment of a grassed berm on the project perimeter planted with trees and shrubbery and provision for weed/grass plantings that could be maintained by sheep grazing. Mr.Enos was very complimentary regarding the thoroughness of the Site Plan and information that has been

presented by S-Power, the developer, in demonstration of the proposed project's compliance with the Township's Large Solar Energy Systems Ordinance and Site Plan Requirements. He recommended that the plan be approved with conditions.

The hearing continued with a presentation by Frank Krawczel, S Power Manager. He presented a brief background of S Power and its resources that would be employed to develop and operate the facility. He then presented more project details and project timing (starting Spring of March 2021 and completed Fall of 2021) and S Power's working relationship with Consumers Energy. Other items discussed included:

- Projected costs
- Minimal environmental impacts (e.g. Noise, Visual, Glare, Wetlands, Air Quality)
- Security
- Staffing during construction and operations
- Site remediation after project closure in 30 – 40 years

B. Public Comment – Several nearby residents indicated that the project was a good one but that they had not had timely notification soliciting their comments. Questions/comments made included the following:

- Where the solar panels would be constructed
- The stewardship of the land both during operation of the project and after its shutdown.

C. Close Public Hearing

It was moved by Brennan and supported by Warbritton to close the Public Hearing. All ayes. Motion carried.

7. New Business Public Hearing Case #20-05-0008

Preliminary and Final Site Plan and Special Use request for a Large Solar Energy System by Letts Creek Solar, LLC.

There was concern expressed regarding the notification of adjacent property owners to the proposed project. Notifications were sent August 27, 2020 for this public hearing. It was noted that a presentation of the Letts Creek Solar Project had been made and discussed at the July 9, 2020 Commission meeting. Also, this project was made public at an open house hosted by S Power in December 2019 and that S Power had had made public announcements and mailings throughout this year. As such, the Commission presumed that public outreach and owners of adjacent properties had been properly notified.

It was moved by Warbritton and supported by Brennan that the attached draft resolution be approved. A roll call vote ensued. All ayes. Motion carried.

8. Citizens Wishing to Address the Commission

Several comments were received during the meeting regarding the Bohne Road Gravel Pit SUP Renewal Application. Issues presented included the following.

- Wetland impacts
- Adequacy of site reclamation funding requirements,
- Berm construction timing and proposed plantings,
- Site access,
- Health and Safety impacts of site operations,
- Errors on Site Plan,
- Lake and settling pond sizes and

Letters received elaborating upon these issues are on file at the township office.

9. Old Business

A. Case #20-07-0011 Renewal of Special Use Permit by Target Trucking for Bohne Rd. Mine.

Zoning Administrator Lammers summarized recent hydrogeological, air quality and wetland delineation reports/survey/tests of gravel pit operations.

Chris Patterson, Township Attorney, provided a summary of the compliance review of special condition adherence in Target Trucking's August 2019 SUP renewal. This review, attached, concluded that Target Trucking had substantially complied with those conditions.

Mr. Patterson then reviewed in detail the draft of the decision document for renewal of the SUP application (on file). This draft includes site plan approval and SUP operating conditions.

John Sosnowski, a registered landscape architect specializing in water runoff and natural features retained by Target Trucking, reported on the following.

- Hydrogeological activities. Seven on-site monitoring/test wells have been drilled. Monitoring of these wells will continue until year end to determine ground water flow in the project area.
- The status of berm rehabilitation and/or construction and the vegetation that will be planted on them
- Wetland delineation has been completed and incorporated on the proposed SUP site plan.
- Existing history information on existing neighboring wells Open recessed meeting for Case #20-07-0011 Renewal Bohne Rd. mine SUP

This information will be used to prepare a final restoration plan once permits from EGLE have been received.

During discussion Mr. Patterson reviewed the Renewal SUP Conditions. He also reiterated that SUP Renewal and Site Plan Approval are two distinct actions. If EGLE grants Target dredging operations, Target Trucking Must submit a revised site plan.

After discussion it was moved by Ducey, and supported by Hinkle, that the mine operations on Bohne Rd as provided in the attached "Grass Lake Charter Township Planning Commission Decision Regarding Renewal of Bohne Road Special Use Permit" be approved.

A Roll Call vote was taken. The results were.

- Brennan – Yes,
- Ducey – Yes,
- Warbritton – Yes,
- Hinkle – Yes,
- Lucas – Yes,
- Prindle – No,
- Jewell – Absent.

Motion Carried. Ayes 5. Nays 1, Absent 1

B. Master Plan Update

No Report

10. Township Board Report

- A. A road millage proposal is being reviewed and public notification is in process.
- B. Complaints are being received regarding the marijuana industry in the Township and its impact s upon local citizenry.

11. Proposed Business for Next Regular Meeting

None

12. General Discussion

There is need for a new representative from Planning Commission on Zoning Board of Appeals. Dale Lucas indicated he would consider this position.

13. Adjournment

14. A motion to adjourn at 10:20pm was made by Brennan and supported by Hinkle.
All ayes. Motion carried.

Respectfully submitted.

Jim Ducey, Secretary

Documents on file at the township

1. Solar Farm Slide Presentation
2. Solar Power Approval Resolution
3. Gravel Pit Letters from Community
4. Gravel Pit Approval Resolution