

**MILAN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES**

**for
March 8, 2022 at 7:00 p.m.**

Approved March 24, 2022

Pledge of Allegiance at 7:03 pm

Roll Call and Determination of a Quorum – All members were present.

Approval of past meeting minutes: Meeting minutes for February 15, 2022 were presented and reviewed. Motion to approve was made by Rebecca and seconded by Matt. Motion approved 5 yea / 0 Nay.

Correspondence - None

Report from Township Board member – Nothing to note.

Announcement of the rules for public comment and new business

Public Comment (2 minutes per person which will be timed)

- **Numerous citizens made comments regarding the Large Solar Energy Systems development. An audio recording may be obtained from the Twp website.**

Business

- **Discussion of the proposed amendments to Art. 13.27 Large Solar Energy Systems ordinance. Chairman Schauer provided a list of proposed amendments. He proceeded to discuss them as follows:**
 - **Amend the ordinance to include a remedy to compensate residents if their property values are negatively affected. There was disagreement whether property value considerations could be part of a zoning ordinance. It was suggested that a “Community Benefit plan” could address this issue. There was agreement that this should be discussed with our Planner, Sarah Mills and our lawyer.**
 - **Amend the ordinance to not allow PA116 program land to be used for solar. The state of Michigan has issued a directive that declares that ag land is a suitable use for solar projects. The PA116 department has provided guidelines and procedures for PA116 land to participate. There was a question regarding the authority of the Twp Board to restrict solar development of PA116 land. This question will be answered.**

- Amend the ordinance to insure that subsequent owners of the development must adhere to any agreements made with the Twp. Per our ordinance, agreements made between the landowner/developer and the Twp will apply equally on any subsequent landowner/project owner.
 - Amend the ordinance to detail the process for additional expansion or additional projects. After the approval of the initial project, any expansion or any additional projects will be required to proceed through the same process as the initial project. In other words, it will require a new Special Use Approval from the Twp and a new site plan.
 - Amend the Master Plan to address the Twp's intent for allowing renewable energy systems in the Twp. There was agreement that we would discuss this with Ms. Mills and our Planner.
 - Amend the ordinance to limit the amount of Twp land that can be used for this type of projects. There was agreement that we would discuss this with Ms. Mills and our Planner.
 - Amend the ordinance to limit the noise levels below 65dBA. There was general agreement that 65 dBA maybe to high. There was agreement that we should have a noise expert advise us and provide some means of evaluating what level is reasonable.
 - Amend the ordinance regarding the height of trees. It was agreed that trees should not be trimmed below 12' in height. We should also work with the Monroe Conservation District for advice on types of trees and plantings.
 - Amend the ordinance to not allow barbwire fencing. There was agreement that barbwire fencing should be removed.
 - Amend the ordinance to reduce the maximum height of the solar panels. There was agreement that 14' was reasonable.
 - Chairman Schauer suggested that we should have a workshop with Sarah Mills in order to try and resolve some of the issues. He will set up a time that is mutually beneficial.
- Other business that may be introduced – No other business was introduced.

Public Comment:

Adjournment at 9:53 pm

Next Meeting: April 13, 2022