

**MILAN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
for
November 17, 2020 at 7:00 p.m.**

Pledge of Allegiance

Roll Call and Determination of a Quorum

Approval of past meeting minutes: Meetings for August and September.

Correspondence

Report from Township Board member

Public Comment

Business

The Planning Commission members will answer questions from Township residents regarding the proposed solar energy development and the Solar Energy Ordinance.

Public Comment:

Adjournment

Next Meeting: December 8, 2020

MILAN TOWNSHIP PLANNING COMMISSION

November 17, 2020
MEETING MINUTES

Pledge of Allegiance

Roll Call and Determination of a Quorum: All Planning Commission members were present except Bob Dopkowski and Rebecca DeVoight

Approval of past meeting minutes: the August and September 2020 meeting minutes were approved as presented.

Correspondence: None

Report from Township Board member: None

Public Comment and Discussion: Chairman Schauer opened the meeting with a general description of the potential solar energy development and the Solar Energy Ordinance. Chairman Schauer and the Planning Commission answered questions from Township residents. Below is a general description of their questions and concerns.

- Chairman Schauer described the events that lead up to the adoption of the Solar Energy ordinance and the current status of the solar energy development. At this time, the solar energy development is still in its feasibility stage in which the developer is discussing land-leasing arrangements with numerous township landowners.
- A representative from the developer was present to answer numerous questions. He described the time line for developing the properties.
- There was a discussion on where the development could occur. The solar energy development is allowed in AG1, AG2, I1 and I2 zoning districts.
- Land leases are between the property owner and the developer.
- If the project is approved, it will be for a specified amount of time. In order to extend the allowed life, the developer would have to obtain a new Special Approval from the Township Board.
- The solar energy project does not need to be one contiguous property. It may be located on various properties within the above zoning districts.
- The Township cannot restrict which properties can be selected within the districts.
- The developer would need permission to cross a property with transmission lines.
- There is no eminent domain for this type of project.
- The developer would use current local roads. The developer would repair any damage to the roads.
- A Facebook posting was read which hoped: that the project could be placed in “brown field” areas not on good farm land; that pollinator type plantings could be used to promote bees and other wildlife; that no barbwire fences be used; that only one developer is allowed.
- Chairman Schauer responded that the ordinance does not allow barbwire, it encourages pollinator plantings, we don’t have any brown field areas in the

township, and the number and size of the potential projects is limited by the capacity of the transmission lines.

- Activity at the project will be significant during construction. However, during operation only a minimal activity is needed for maintenance and landscape maintenance.
- Per the ordinance, the developer will be responsible for providing a substantial buffer between the project and any neighbors.
- The Township Board and the Planning Commission requires the developer to be good neighbors and have a benign affect on the neighbors and township.
- There was a question on the height of accessory buildings. The ordinance restricts accessory building heights to 14' in all zoning districts except AG1. In AG1, accessory buildings can be up to 40' in height.
- Solar panels will be obtained from various suppliers, primarily American manufactures.
- The developer will recycle materials from the project.
- The developer will provide a non-cancelable bond to provide money for decommissioning the project and to insure that the property is brought up to its original condition.
- Per the ordinance, if the developer violates any provisions of the ordinance or the Special Approval agreement, the Township can close down the project.
- In response to a question regarding Wind Energy, Chairman Schauer indicated that the Planning Commission will be considering an ordinance to manage wind energy projects within the Township.
- Chairman Schauer agreed to have the Planning Commission consider changing the ordinance to address the removal of interior roads during decommissioning.
- Chairman Schauer promised that the Planning Commission will try to be as transparent as possible and he is willing to answer questions via email or phone conversations.

New Business: None

There were 13 attendees at this meeting.

Adjournment at 8:25 pm

Next Meeting: December 8, 2020