

CLYDE TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes

November 14, 2023

Meeting called to order: 7:00 pm

Pledge of Allegiance: Led by Mike McGriff

Roll Call:

Present: Mike McGriff-Chair; John Dennis-Vice Chair; Colleen Skrypkun-Recording Secretary; Stephen Sullivan; Doug Voight-Board Rep

Absent: Leigh Grimes; Nick Weaver; Rob Cowen-Building Inspector

Additions to Agenda: None

Approval of Agenda: Motion to approve Stephen S., seconded by John D.

Approval of Minutes from Oct. 10, 2023 Regular Meeting: With addition of John Dennis' name as PRESENT under Roll Call, move to approve by John D., Seconded by Colleen S. Minutes approved with above change.

Public Comment: A number of community members addressed the Planning Commission. All spoke in opposition to allowing a Large Scale Solar project in Clyde Township. Esquire Deposition Solutions, Troy, MI recorded the meeting.

Zoning Admin Report: None

Report from Ad Hoc Committees: None

OLD BUSINESS

Special Condition Permit Application (Gierman): Mr. Gierman confirmed that he had consulted with a plumber regarding tying in the requested pole barn bathroom with existing septic. Motion to recommend for approval is made by Colleen S., seconded by Stephen S.

Ranger Power Special Use Permit: Representatives from Ranger Power were present to answer questions the Planning Commission may have regarding the granting of a Special Land Use Permit which would allow the construction of a large scale Industrial Solar Project (ISP).

It was reported that electricity generated by the ISP would be sold to a Michigan Utility.

Regarding potential negative impact on property values, it was noted that a 3rd Party study found no impact on the value of properties near an ISP. Per the Reps, additional information is in their application.

When asked about allegations that the ISP in Shiawassee County, operated by Ranger Power, is not well maintained and emits a loud buzzing that is constant, the Reps responded that the ISP meets the Ordinance requirements in that area.

The Reps from Ranger Power attempted to answer additional questions but were continually interrupted and shouted over by the public in attendance. Thus, the Reps resorted to responding "The proposal adheres to the guidelines set forth in the Township's solar ordinance and we are here to discuss the application."

Master Plan: Move to Jan. 2024 meeting

Ordinance Review: Move to Jan. 2024 meeting

NEW Business: None

Announcements & Correspondence: Final approval of House Bills 5120 and 5121 were approved by the Senate along party lines. The bills were amended to require a developer to go through the local unit of government, the local unit must have "compatible renewable energy ordinance " that complies with the statewide standards such as setbacks, decibel levels and height. A renewable energy ordinance is not considered compatible if it is more restrictive than the statewide standard ."

Second Public Comment: Several individuals in attendance again expressed strong opposition to the Special Use Permit being requested by Ranger Power which would allow a large scale Industrial Solar Project in Clyde Township.

News & Views: None

Respectfully Submitted,

Colleen Skrypkun