

**LONDON TOWNSHIP
JOINT PLANNING COMMISSION/ BOARD OF TRUSTEES (DRAFT) MINUTES
MARCH 7, 2022
PUBLIC HEARING
LARGE SCALE SOLAR ORDINANCE**

Note: We have (2) citizens times for input. At other times, you must be recognized by chairperson prior to speaking.

Call to Order by Chairman Dan Cable at 7:30 pm.
Pledge of Allegiance Recited

Roll Call: Chairman Dan Cable-Present, Vice-Chair Doug Darling-Present, Secretary Anita Straub-Present, LeRoy Zieske-Present, Kenneth (Darrell) Howard-Present, James Turner-Present, Daryl Nichols-Present

At this time, it was brought to the PC attention, the “Special Joint Hearing” with the Board of Trustees (BOT) was not properly posted. The members of the BOT’s moved to different areas of the room, in which they did not speak and will only be present as members of the community. All members of the BOT’s were present ONLY as residents. (Supervisor Penny Turner, Clerk Kimberly Sharp, Treasurer Lisa Moore, Trustee Mike Pinkowski, Trustee (PC Liaison) Daryl Nichols)

Approval of the Agenda:

Motion by LeRoy Zieske, seconded Darrell Howard, to accept the agenda as amended:

Delete roll call for the BOT’s members

All in Favor: AYE

Opposed: NONE

Motion Carried

Approval of February 7, 2022, Minutes:

Motion by Doug Darling, seconded by Jim Turner, to approve the February 7, 2022, Minutes as presented.

All in Favor: AYE

Opposed: NONE

Motion Carried

1st Citizens’ Time:

- William Rugenski thanked both the Planning Commission and the Township Board for their good work.
- Sean Westergaard spoke of his property that is east of the 37-acre excavation (lake) on Oelke Rd. and questioned Commissioner Jim Turners’ relationship with Ed Giraud Jr.
- Pam Ackerman asked if there were any updates on the Milan Dragway.
- Leon Blackburn wondered if wind and solar power are the only options.
- Kent Kasper supports clean energy.

Unfinished Business:

1. Section 1.09 Zoning Ordinance:

-LeRoy Zieske explained that Article 1 Section 1.09 (Violations and Penalties) of the Zoning Ordinance was not properly executed. Liaison Nichols will address this with the Board of Trustees

Public Hearing-Large Scale Solar

Motion made by LeRoy Zieske, seconded by Doug Darling, to open the Public Hearing at 7:54pm

All in Favor: AYE

Opposed: NONE

Motion Carried

-Mary Hana (London Twp.) does not see all the state and federal guidelines in the draft ordinance. She spoke of substations, decommissioning, road damage, she would also like to see Azalia Solar's Environmental Impact Statement.

-Matthew Spence (Augusta Twp.) decommissioning, not to leave anything underground, ascetics.

-Al Lindeman (Milan Twp) feels project is too big for local government. Put it on a land fill property.

-Aretta Schils (London Twp.) setbacks should be larger, screening, decommission, should not be on PA116 land, inspections with independent solar experts, cash escrow, should be in industrial, field tiles and landowners are told what they can and cannot do within the Ordinances. Board is to work for the people.

-John Thompson (Cone Rd.) Spoke of Martin Marietta project.

-Tom Hughes (Ostrander Rd.) questioned property values and taxes.

-Brenden Miller (County Commissioner-Lapeer, MI) stated he has solar in his area, no public funds were used, not on brown fields, farmer protection, has no effect on home values, screening requirements and property rights.

-Resident on Townsend Rd. spoke of screening.

-Tim Stoll (Milan Twp.) consolidate to one area.

-Pam Ackerman (London Twp.) spoke to several farmers and most are for solar, she also spoke of perimeter plantings.

-Resident on Cone Rd. solar is not the answer. It does not produce a lot of electricity.

-Jon Spence (Milan-Oakville Rd.) should be on industrial land.

-Leon Blackburn (Grames Rd.) worried about contaminated water.

-Jessie Carpenter (Augusta Twp.) has been fighting solar in his township, should not be in Ag1 and Ag2, who will enforce?

-Brian O'Shea (Azalia Solar) would be paying personal property tax, at the present time London Township would have transmission lines. Stated there would be no Environmental Impact until after the Ordinances is done.

-Mr. Straub (Dennison Rd., Milan Twp.) bought in the country, because he likes the country life.

-Clara Ostrander (Milan Twp.) 8 generation owns 2 Centennial Farms, she supports solar.

-Mr. Ostrander (Milan Twp.) Purdue University plants crops under solar panels.

-Rick Hana (London Twp.) questioned height of solar in response to Mr. Ostrander's comment.

-Holly Smith (London Twp.) asked if the solar company paid for the mailer sent to residents, she wants the BOT and PC members to think this is their legacy.

-Barbara Henley (London Twp.) asked what benefits the Township will have from solar.

-Amanda Taepke (London Twp.) to this point there are 12 solid no's, a few that would like changes to the Ordinance, 3 in between and 3 yeses. She went through Georgia and seen large solar projects and her opinion was it was ugly, but she wasn't sure what was on the other side that residents see.

-Sharon Wurster (Milan Twp.) solar near M50 has no buffer, roads are not maintained. Milan Township is having Planning Commission meeting tomorrow night at 7pm. She had seen a drone video of solar in St Clair.

-Richard Hamill (Augusta Twp) suggested to look at Shiawassee County's solar project.

-Owner of Ventower Industries in Monroe, a fabricator shop stated local workers would favor economic development.

-Duane Schils (London Township) said to only believe half of what you hear.

-Aaron Ostrander (Milan Twp.) stated it is private land and owners have property rights.

-Renee Humes (works in Milan and London Township Halls) was happy to see the BOT placed a moratorium on large scale solar.

- The following letters were read out loud by Chairman Cable.

:

-Adrian Schulz (London Twp.)-does not support solar believes it would harm future farming and may also be an environmental threat.

Aretta Schils-her letter was previously read.

-Kevin Heath (Milan Twp.)-PA116 can be used for solar, at times the government already pays farmers not to plant crops, EGLE has material that has shown the panels are safe.

-Unsigned letter-concerns about property values, habitat degradation and radiation.

Motion by Doug Darling, seconded by LeRoy Zieske to close the Public Hearing at 9:27pm.

All in Favor: AYE

Opposed: NONE

Motion Carried

New Business:

None

2nd Citizens' Time:

-Amanda Taepke stated she was unhappy with the \$7,000 grant from Azalia Solar awarded to the Township for the Township Cleanup Day.

Commissioners Comments:

-LeRoy Zieske addressed Ordinances that need to be reviewed.

Note: During this meeting Board of Trustee members did not speak, nor did they ask or answer any questions.

Adjournment: Motion by Doug Darling, seconded by Anita Straub, to adjourn at 9:30pm.

All in favor AYE

Opposed: NONE

Motion Carried

Respectfully Submitted by,
Anita R. Straub
Planning Commission Secretary