



Watertown Township 2630 South Sandusky Road
Sandusky, Michigan 48471

Watertown Township Planning Commission Meeting

Thursday, March 18, 2021

6:00 PM Regular Board Meeting Approved Minutes

1. CALL TO ORDER AND THE PLEDGE OF ALLEGIANCE. 6:00 pm. by William Dixon.

PRESENT: Dale Schoen, Mark Batkie, Bob Danek, Nathan Campbell, Gary Fetting, William Dixon, (Al Stoutenburg via telephone) Zoning Admin Scott Franzel. ABSENT: None

GUESTS: Too many public attendees to log individual attendance.

2. ADDITIONS OR CORRECTIONS TO AGENDA:

- a. Dixon motioned to accept the agenda with one amendment, chairperson resignation. Supported by Danek **Motion passed unanimously.**
- b. Dixon tendered his resignation from the Planning Commission Chairperson position due to his election to the Township Board of Trustees. State law allows a trustee to serve as a voting ex-officio member of the Planning Commission, but not as the chairperson.
- c. Dale Schoen, formerly vice-chair assumes the chairperson position and leads the remainder of the meeting.

3. CONSIDERATION OF THE MINUTES:

- a. Moved by Dixon, Supported by Campbell to accept the 2/25/2021 meeting minutes as presented. **Motion passed unanimously.**

4. PUBLIC COMMENTS:

- a. Ken Lansburg: Elmer Twp resident & Watertown Twp. landowner. Would like to see new ordinance within two months. He, along with many other property owners in the township, have active lease agreements with Samsung Renewable Energy for a large scale 200MW solar power installation. He also extolled the agricultural benefits of resting farm land from crop production as well as improving pollinator habitat. Landsburg also pledged a land donation of 120 acres for public use as part of the potential Samsung development.
- b. Brian Anklem: Elk Twp Trustee. Stated that Elk Twp. is also working on their own solar ordinance and is also currently under a solar moratorium. He also stated that several landowners in his township have lease agreements for solar development and also expressed a desire to work in cooperation with Watertown Township as they are neighbors immediately to the south.
- c. Jim Pomillo: Samsung RE. Would like to see 125 foot setbacks maintained as part of the new solar ordinance, but stated that his company wants to be respectful to and work with, neighboring property owners. He also stated that maintaining correct property drainage was a development priority. All drain tiles will be mapped, relocated if necessary and maintained throughout the life of the project. He stated that he has met with several local, county and state government agencies about the Watertown Twp. project and offered himself as a resource to the Planning Commission should they want to consult. He also stated that the original solar ordinance was used for the preliminary engineering and design and asked the group to advise him if any significant changes were made?
- d. Dr. Chris Powell: Delaware Twp resident & Watertown Twp. business owner/land owner. Has serious concerns about large scale solar development. Normally, he describes himself as property rights advocate, but in this case he would like to see an ordinance that does what is best for the community, because the residents could be living with it for a long time.
- e. Jason Radloff: Watertown Twp. Resident & landowner. Asked what is our current ordinance. Answer: Moratorium



5. CORRESPONDENCE

- a. Dixon noted receipt of several pieces of unsolicited material from both proponents and opponents of solar development, including news articles, studies, and other townships' solar ordinances.

6. ACTION ITEMS:

- a. Renaudin Land Use Application
a.i. Motion to approve commercial land use application by Dixon, supported by Danek.
Motion passed unanimously
- b. Solar Ordinance Moratorium
b.i. Motion by Dixon, Supported by Danek.
Motion passed unanimously
- c. Solar Ordinance Timeline
c.i. Moved by Dixon to meet at 6pm monthly on the third Thursday for the next six months or until the solar ordinance is completed. Support by Batkie
Motion passed unanimously
- d. Solar Ordinance Language
d.i. Chairperson Schoen formed three work-groups and assigned ordinance language sections to each group as follows:
d.ii. Fetting & Batkie: Height, Glare, Development Agreement
d.iii. Schoen & Campbell: Decommissioning, Greenbelt, Enforcement, Density
d.iv. Danek, Stoutenburg & Dixon: Recycling, Setbacks, Fees, Economic Impact, Visual Screens
d.v. Other sections may be assigned as needed.

7. ADJOURNMENT:

- a. Motion by Campbell, Supported by Fetting
Motion passed unanimously meeting adjourned at 6:48pm