

Watertown Township Planning Commission Meeting

Thursday, April 15, 2021
6:00 PM Special Meeting Minutes

1. CALL TO ORDER AND THE PLEDGE OF ALLEGIANCE. Dixon called meeting to order 6:00 p.m.

PRESENT: Stoutenburg, Danek, Campbell, Fetting, Radloff, Dixon, (Batie via phone DID NOT VOTE)

ABSENT:

GUESTS: *Full masked gallery of public attendees, too many to a list.*

This meeting is a meeting of the Watertown Planning Commission in public for the purpose of conducting Township business and is not to be considered a public community meeting or social gathering. Please refrain from cell phone use and/or disruptive behavior.

All guests please sign-in to address the Board during Public comments and for a Covid-19 contact list in case anyone comes down with Covid-19 in the future.

2. ADDITIONS OR CORRECTIONS TO AGENDA:

Moved by Danek, Support by Campbell, Motion passed unanimously

3. CONSIDERATION OF THE MINUTES:

Moved by Fetting, Support by Danek, Motion passed unanimously

4. PUBLIC COMMENTS:

a. Rick Pangburn: 45yr. Township Resident. Tolerance of ongoing agriculture practices noted. He knew that was part of living in a rural farming area, but wanted to live in country anyway. Stated that the Solar development is is not agriculture. Has serious concerns and questions with respect to loss of property value, solar radiation, noise glare, and toxic materials. Pangburn owns about two acres and is concerned that smaller residential property owners will be trampled and left with a big eye sore. Stated that his entire life savings is invested in his home, but the issue is about more than just money. Concerned about the vanishing farmland changing the character or our rural community. He also has doubts about long term economic advantages of the development, due to the state of Michigan legislative processes.

b. Ray Welker, Township resident. Agrees with Pangburn on each point made, He stated that moved to the country after living in the city and would not like being surrounded by any development. Does not want to look out and see the eyesore. Also feels that his property value could be negatively affected.

c. Lene' Stauffer, Township resident, Would like to receive better communication of township activities. Questioned why the current moratorium is not listed on Township website? Also stated opposition to any large scale solar project.

- c) CORRESPONDENCE

None offered

5. ACTION ITEMS:

a. Ken Landsburg Elmer Twp. resident, Watertown Twp. landowner
Soil samples demonstration extolling the advantages of removing farmland from crop production.

Showed map of grass planted agriculture land filter strips, talked about pollinators. Also pledged to address and make accommodations the few homes that are near the proposed area of development. He also stated that a second Samsung open house is being planned but had no further details.

b. Annual Election of 2021-2022 Planning Commission Officers

Moved by Danek, Supported by Fetting, Motion passed unanimously.

- b.i. Chairperson: Mark Batkie
- b.ii. Vice Chairperson: Nathan Campbell
- b.iii. Secretary: William Dixon

c. Delineate Planning Commission member appointment period(s)

Moved by Dixon, Supported by Stoutenburg, Motion passed unanimously

c.i.	<u>Fetting</u>	<u>3 year term ending</u>	<u>3/31/2024</u>
c.ii.	<u>Campbell</u>	<u>3 year term ending</u>	<u>3/31/2023</u>
c.iii.	<u>Danek</u>	<u>3 year term ending</u>	<u>3/31/2022</u>
c.iv.	<u>Dixon</u>	<u>4 year term ending</u>	<u>11/30/2024</u>
c.v.	<u>Batkie</u>	<u>3 year term ending</u>	<u>3/31/2022</u>
c.vi.	<u>Radloff</u>	<u>3 year term ending</u>	<u>3/31/2023</u>
c.vii.	<u>Stoutenburg</u>	<u>3 year term ending</u>	<u>3/31/2022</u>

d. Solar Ordinance Work group Discussion:

- d.i. Fetting-Batkie: Height, Glare, Development Agreement
- d.ii. Radloff-Campbell: Decommissioning, Greenbelt, Enforcement, Density
- d.iii. NO ACTION: Danek-Dixon-Stoutenburg: Recycling, Setbacks, Fees, Economic Impact, Visual Screens

e. Solar Ordinance Language: Accept, Reject, or Further Discussion

- e.i. Height: Group consensus on 4 categories of height
- e.ii. Glare Group consensus on glare and remedy language
- e.iii. Development Agreement: Fetting stated PILT and PILOT payments not currently allowed in Michigan. Stoutenburg says there needs to be a provision for tax revenue if the state removes PPTax
- e.iv. Recycling: NO ACTION
- e.v. Setbacks: NO ACTION
- e.vi. Fees: All expenses to be paid by developer via advance escrow deposit;
Group Consensus
- e.vii. Economic Impact: NO ACTION
- e.viii. Visual Screens: NO ACTION
- e.ix. Decommissioning: Require complete decommissioning plan from developer that is verified by an independent third party service provider. Plan to be reviewed, adjusted and verified every 5 years
- e.x. Greenbelt: Buffer area is desired. No group consensus for fencing or landscaping.
- e.xi. Enforcement: Group consensus to form a three member panel tasked with zoning enforcement and compliance, administration, and complaint resolution. Will be comprised of Zoning Administrator, one appointed township resident and one utility company representative.

A report of activities will be made available to the board of trustees each month.

- e.xii. Stoutenburg suggested 6 foot under drain depth for all buried cable lines
- e.xiii. Stoutenburg stated drain setbacks could be an issue. Could be 125 feet from center of drain to allow for maintenance

e.xiv. Group feels more legal information and advise is required for appropriate instrument of financial surety and security for decommissioning, operation, ordinance compliance, enforcement Can this be an irrecoverable bond, cash escrow or other tool(s)?

e.xv. Density: NO ACTION, More information needed from Master Plan

6. WORK GROUP LANGUAGE ASSIGNMENTS

Chairperson work group assignments expected at next meeting. Fetting will administrate the works cited information on the Google drive for member information.

8. ADJOURNMENT:

a. Moved by Dixon, Supported by Stoutenburg. Motion passed unanimously. 7:34 p.m.

Future Meetings scheduled at 6:00pm on Thursdays,

May 20, 2021

June 17, 2021

July 15, 2021

August 19, 2021

September 16, 2021

Ordinance Time line:

March 31st Six Month Moratorium Begins

April 15th 5-8 Language Sections Complete

May 20th 5-8 Language Sections Complete

June 17th 5-8 Language Sections Complete

July 15th Preliminary Draft Submitted to Attorney

August 19th Draft Returned - Final Edits – Set Public Hearing

September 16th Public Hearing Proposed Ordinance – P.C. Accept/Reject