

Watertown Township Planning Commission Meeting Minutes

Thursday, May 20, 2021
6:00 PM Special Meeting

1. CALL TO ORDER AND THE PLEDGE OF ALLEGIANCE. Chairman Batkie opened the meeting at 6:00pm and led the group in the Pledge of Allegiance.

ROLL CALL: Present- BATKIE, CAMPBELL, DIXON, FETTING, RADLOFF, STOIUTENBURG

ABSENT: DANЕК (Resigned)

ADMINISTRATION: FRANZEL

GUESTS: Raymie Ellis, Lee Rich, Rick Pangburn, Mike & Lene` Stauffer, Steven Kovac, Nancy Campbell, Jim Pomillo, Kim Jackson-Grigg, Becky Cambridge, Ken Landsburg, Dale & Phyllis Chambers, Clint Stoutenburg, Scott Kenny, Jeff Renaudin, et. al. Too many to list.

2. ADDITIONS OR CORRECTIONS TO AGENDA:
 - a. Motion by Dixon, Support by Stoutenburg, Motion Passed Unanimously
3. CONSIDERATION OF THE MINUTES:
 - a. Motion by Dixon, Friendly amendment by Batkie, noting he abstained from voting on 4-15-21
Support by Fetting. Motion Passed Unanimously
4. PUBLIC COMMENTS:
 - a. Rick Pangburn; Requested setback for large scale solar panels to be 500' from the lot line. Also has questions about the chemicals used in solar panel construction, electromagnetic fields, temperature changes, country of origin, noise, chemical consequences of failure and disposal, He also asked the board to NOT be blinded by tax revenue dollar signs, before stating that, despite an offer to sell his property and move, he is not ready to abandon his home after living there 49 years.
 - b. Lori Cowley: Agreed with Pangburn's comments, Stated that they had been approached and declined an offer to lease their farm land for industrial solar development. We didn't want to look at it. It was more of a quality of life issue for us and our neighbors. We DO NOT want to live in an industrial park.
 - c. Mike Stauffer: 29 year resident. Does not want to look at solar panels surrounding his home and is worried about loss of his home's property value. Not a fan of large scale solar.
5. CORRESPONDENCE:
 - a. Campbell read orally Ryan Drabant's (email): My name is Ryan Drabant and I am unable to attend this meeting today and I would like to make my point of view heard. It seems there are a lot of questions regarding solar panels and maybe most of public was not aware or didn't think that any of this had legs and now we are here. I am not one to tell someone else what to do on there own property but in the same token when something of this magnitude will possibly effect so many people and potentially property values and maybe even a way of life we as residents should voice our opinions. I have many but I will hold this to only one for someone to ponder. As farm land starts to be consumed by panels what is the next step for the farmers Who still farm for a living!Is it possible that the property owners who lease their land for panels buy up more land with the money they make per acre and drive up the price for the farmers who are still trying to make a living and wanting to buy land or will the farmers who have panels on there land take down more wooded land and effect the Eco system by clearing woods to start farming other land. Again it's not my property and I understand that but this will effect more family's in my opinion that what people realize.

6. PUBLIC HEARING:

ORDINANCE PENALTY CHANGE FROM MISDEMEANOR TO CIVIL INFRACTIONS

Motion by Dixon to open public hearing, Support by Campbell, Motion Passed unanimously

Unknown gentleman who identified himself as working at the Sanilac County Courthouse questioned the change to civil infractions from misdemeanor penalties because he felt that it was a reduction in the seriousness of the crime. Zoning Administrator Franzel explained the classification change was being made at the advise of the township attorney and most Michigan Townships have similar rules.

Lene` Stauffer: Is this being done to help with the blight situation that we have been dealing with?

Campbell Moved, Support by Dixon, To close public hearing.

RECOMMEND TOWNSHIP BOARD ADOPTION OF PENALTY CLASSIFICATION CHANGE ON ALL ORDINANCES FROM MISDEMEANORS TO CIVIL INFRACTIONS.

Motion by Stoutenburg, Support by Fetting. Motion Passed Unanimously

7. ACTION ITEMS:

- a. Todd Porrett, THUMB BID Commercial Land Use Permit
 - a.i. Removed from the agenda, petitioner not present.
- b. Solar Ordinance
 - b.i. Chairperson Batkie began an oral iteration of the first eleven pages of the preliminary draft solar ordinance.
 - b.ii. Page 1 Group Consensus of Language Approval
 - b.iii. Page 2 Group Consensus of Language Approval
 - b.iv. Page 3 Group Consensus of Language Approval, establishes SES-L as 5+acres, SES-M as between 1-5 acres and SES-S as no more than 1 acre
 - b.v. Page 4 Group Consensus of Language Approval
 - b.vi. Page 5 Group Consensus of Language Approval
 - b.vii. Page 6 Group Consensus of Language Approval, establishes 60 day deadline for SES-M and SES-L for rehabilitation plan submission in the event of an Act of God event. Establishes SES-S permission in Manufactured Housing Park with Special use Permit. Establishes SES-S set backs of 20' side and 25' rear. Establishes 6' fence height standard. Establishes SES-S drawing submission to include adjacent property features within 100' of proposed project location.
 - b.viii. Page 7 Group Consensus of Language Approval. Establishes SES-S building mounted panels to be no more than 3' above the highest point and no more than 2' above the roof surface. Establishes that an SES-S with more than 2,000 sq. ft. of impervious surface area must submit a drainage plan. Establishes SES-S overall height of no more than 8'. Establishes SES-S ground mounted arrays be positioned two times their maximum height or standard set-back rule, whichever is greater. Establishes SES-S Backyard Commercial height standard of no more than 16', with setbacks of ground mounted arrays to be two times their maximum height or standard set-back rule, whichever is greater. Establishes 6 months as the repair, replace, or remove requirement if abandoned, ceases to operate or is in a state of disrepair.
 - b.ix. Page 8 Group Consensus of Language Approval. Establishes SES-M set back of 75' from property lines, 300' from dwelling. Establishes SES-M Roof mounted height of not more than 5' above flat roof building. Establishes 3' as the minimum SES-M placement distance from roof peak, eve and valley and no more than 2' above roof surface. Establishes SES-

M maximum height no more than 16' and located 1.5 times their maximum height from the property line or current setback rule, whichever is greater. Establishes 6 months as the Decommission/Abandonment period.

- b.x. Page 9 Group Consensus of Language Approval. Establishes update of SES-M decommissioning plan to be undertaken every 5 years.
- b.xi. Page 10 Group Consensus of Language Approval. Establishes 300' as the setback from all property lines and 300' from all non-participating residential and commercial properties. Establishes 388' future commercial development zone along M-19, Miller Rd., and Campbell Rd.
No Group Consensus on participating landowner setbacks. More debate needed.
- b.xii. Page 11 Group Consensus of Language Approval. Establishes 50dBA limit from neighboring property, of 45dBA from residence between the hours of 9pm and 7am. and 65 dBA from project boundary at all times.

- c. Agronomist Jeff Krohn (NOT PRESENT), on behalf of Ken Landsburg
c.i. NO ACTION, ADJOURNED MEETING PRIOR TO ACTION
- d. Stoutenburg County Planning Commission Report.
d.i. NO ACTION, ADJOURNED MEETING PRIOR TO ACTION

- 8. ADJOURNMENT:
Motion by Dixon, Support by Stoutenburg Motion Passed unanimously at 8:13pm.

Future Meetings scheduled at 6:00pm on Thursdays.
June 17, 2021
July 15, 2021
August 19, 2021
September 16, 2021