

Watertown Township Planning Commission
Proposed Meeting Minutes
Thursday, June 17, 2021
6:00 PM Special Meeting

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE. 6:00 pm by Chairman Batkie
ROLL CALL: Fetting, Radloff, Stoutenburg, Batkie, Hacker, Dixon
ABSENT: Campbell (excused)

ADMINISTRATION: Franzel (excused)

GUESTS: Scott Campbell, Dean Berden, Greg Thorley, Lee Rich, Raymie Ellis, Jim Stoliker, Rick Pangburn, Lori Cowley, Lene Stauffer, Randy Fahs, Pam Thompson, Ken Landsburg, Clint Stoutenburg, Ray Welker, et. al too many to list.

2. AGENDA APPROVAL: ADDITIONS / CORRECTIONS

a) Motion by: _GF_ Support by: _JR_ VOTE: **Unanimously Passed**

3. CONSIDERATION AND APPROVAL OF PREVIOUS MEETING MINUTES:

a) Motion by: _AS_ Support by: _GF_ VOTE: **Unanimously Passed**

4. PUBLIC COMMENTS:

a) Rick Pangburn made reference to receipt of an unsigned letter and offered an unsolicited authorship denial stating, "I did not write the letter, but I wish that I had." He then stated that he still has many solar questions that have not been answered to his satisfaction. Pangburn also stated that he has been in communication with Jim Pomillo from Samsung, and despite his courteous professional demeanor questions still remain, including solar panel origin, makeup, manufacturer, inverter placement, heat signature and setbacks. He feels that the panels should be located a minimum of 500 feet from homes. Lastly, he requested that property be set aside for future residential development along Cooper Road.

b) Ray Welker affirmed his support of Pangburn's previous testimony and added his concerns of magnetic radiation, and health effects related to green energy. He feels that panels should be located at least a mile from any home. Lastly he expressed end of life disposal concerns.

c) Dick Henderson saluted the efforts of the planning commission and offered sympathy to the members for the difficult tasks that lay ahead with ordinance creation. He stated that he liked what he read about special use permit requirements, site plan review and peer review contained in the first draft. Would like to see a requirement of two separate public hearings as a condition of the special use application. "There are bound to be difficulties that arise that could not have been foreseen. I feel that you are going down the right path and doing what you should be doing." Finally, he reminded the commission of a three option choice with respect to special use permits. The commission could approve, deny, or approve with conditions any application for special land use.

d) Dean Berden stated that his testimony was being offered to educate those concerned about magnetic radiation. He identified himself as a objective retired electronics educator without any "skin the game". He disclosed that his family home completely powered by off grid solar for the past ten years. He then produced and shared a milligauss meter with four of the six planning commission members. He went on to describe the meter as being able to detect magnetic radiation (technically "flux density") and reported that he spent part of the day measuring random items and areas. The meter was placed directly on his personal home internet router and it measured at .5mG. Air conditioner 8mG, Home Solar inverter 15mG, Batteries used for power storage .3mG. Also measured were the areas

of the Sandusky DPW Building by the overhead line 200 mG, under ITC transmission line 300 mG Radio tower in Industrial park 200 mG and lastly in the area of the Sandusky School Bus Garage 1,100 mG. He also stated that the field was not detectable beyond 100 yard from the transmission lines. Finally, he offered himself a resource should anyone wish to call on him with solar or electrical questions.

5. CORRESPONDENCE

a. Samsung Provided Land Use / Economic Impact Study

a.i. Recommend to BOT a Contracted Peer Review

Motion by: BD Support by: JH

VOTE: **Unanimously Passed**

b. Dixon reported the receipt of an unsigned letter via the USPS at his home address. The senders return address was listed as Concerned Resident, PO Box 47, Sandusky, MI. Dixon recognized PO Box 47 as being owned by Watertown Township and wanted to clarify that the township was not the author of the correspondence. Members Fetting, Hacker, and Radloff also reported the receipt of a similar first class letter. Dixon did report the event to the Sandusky Postmaster who made copies and forwarded to the Postal Inspector.

6. NEW BUSINESS:

a. Town Hall 6/21/21 6:30-8:00pm

a.i. Chairperson Batkie & Member Stoutenburg to represent Planning Commission.

b. Solar Ordinance Language Debates Decisions

b.i. a. Board of Trustees request P.C. Members review all materials prior to meeting.

After a brief discussion about how to proceed, it was decided to begin Page 11 Item 2, with the topic of large scale solar setbacks. After a lively debate, group consensus was not achieved after a period of time so the group moved on.

Item 6 setback distance between participating parcels and established 15 feet as the standard. Item 10 overall maximum height was set at 16 feet.

Item 11 Established a maximum of 6 months for the start of decommission process.

Item 19 Group consensus that professionals be employed to determine the correct financial instrument(s) to be utilized to insure decommissioning. Establishes an additional **25%** reserve to cover anticipated cost increases over time.

Item 20 Establishes that an update of the decommission plan will be performed and adjusted every five years.

Item 22 Established 8 feet as the minimum fence height.

Item 23 Established 60 days from the start of operations to provide operator/manufacturer safety manual and training to both the township and Fire Department.

Item 25 Established annual as the inspection frequency

item 26 Specified Planning Chairperson as a member of the Complaint Resolution Committee.

Item 27: Need professional guidance with respect to appropriate financial escrow instrument to be used for Enforcement / Compliance.

Item 29 Requires 60 day notice to township for any associated party transfer of ownership.

Item 30G Specifies the Township Supervisor is responsible for determining if a road use and repair agreement is required.

Page 16 Item K Established an overall density of no more than 8% of the total township land be utilized for medium and large scale solar. Does not apply to small scale private solar.

Page 6 Item 17 Established Township Board as the rehabilitation plan recipient in the event

of an act of God event.

Item 18 More work needed on sound levels

Consensus on the need for an additional work session. Will seek approval.

7. PUBLIC COMMENTS:

a) Lene Stauffer asked if the setbacks had been decided? Answer No still debating.

b) Scott Kenny made the accusation of a violation of OMA because he could not find planning commission minutes on the township website. Despite the assurance of placement by multiple planning commission members and township board members, he maintained his position. He then went on to state that he had engaged attorney and that he had been streaming video to the attorney during the entirety of the meeting. Kenny then rejected Dixon's earlier inference of mail fraud, while taking responsibility as the letter's author and admitting to address fraud. He went on to state that he feels an unnamed board member is responsible for the loss of his home sale due to zoning classification. He stated that the sale was lost when financial institutions would not give a new mortgage to a prospective buyer of his property. The home is currently zoned as residential but is listed as future commercial in the master plan. Lastly, he asked if the solar setbacks for his property would be that of commercial or residential. Answer residential.

8. ADJOURNMENT: 8:47pm

a) Motion by:_BD_ Support by:_AS_

VOTE: **Unanimously Passed**

Future Meetings

6:00pm Thursdays

July 15, 2021

August 19, 2021

September 16, 2021