

Hope Township Planning Commission

Regular Meeting

Unapproved Minutes

August 1, 2018

Meeting was called to order with the pledge of allegiance at 7:00pm

Members Present Marge Kobisa, Bob Davis, Wendy Faber, Nicole Kelly, Diane Vaughan

Rodney Nanney also stopped by

Minutes were read from June 6th meeting. Bob made a motion to accept the minutes and Nicole seconded the motion.

Previous Business: No one attended MTA seminar in Frankenmuth. The topics were the same as previous seminars attended by board members.

Need Ordinance for both wind and solar energy. Both commercial and residential.

New Business: Standards for land use needs to be added to ordinance for residential solar energy use.

Marge found wording from another township on private solar energy systems. This would be solar energy generated for use on site, not a solar farm operation. It was one page long permitting solar energy systems as an accessory use in all zoning districts. Rodney commented that a commercial solar farm is usually installed on farm land that is not of good use or taken out of production. Also, private farm land in the township is probably under PA116 program and property owners would probably not want to take land out from that program. Rodney said there was a company that sent letters out to Michigan property owners starting from the south of the state northward regarding commercial solar energy farms.

Concerns of private solar energy systems are glare and reflection and refraction from the system to neighbors and property line boundaries with concerns of neighboring trees growing over time and shading solar panels.

Zoning board will need to go over policy issues and then details. Decision would need to be made if a site plan and special use permit would be required or a zoning permit.

Rodney may get together a seminar on topics of interest to the township planning commission. Will also see if neighboring townships may be interested in attending and what topics they are working on. Cost would be split depending on interest. Diane will contact other area townships planning commissions to see if interested. Once topics are given to Rodney he would give an estimate.

Next Meeting is October 3, 2018

Meeting adjourned 8:20 pm