

Hope Township Planning Commission

Regular Meeting

Unapproved Minutes

October 3, 2018

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

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

Bob Davis Absent

Rodney Nanney was also present

Minutes were read from August 1, 2018 meeting. Marge made a motion to accept the minutes and Nicole seconded the motion.

Previous Business: Rodney clarified Medical Marijuana in the township- Hope township would have to have an active resolution to opt in for Medical Marijuana dispensaries and facilities to be allowed.

There is no need to opt out if they are not allowed. Hope Township does not allow for Medical Marijuana dispensaries or facilities in the township. Recreational Marijuana use if passes is just the opposite. The Township would have to pass an ordinance opting to prohibit dispensaries and growing facilities. Would take 1 year after passing to take effect.

New Business: Marge supplied copies of potential solar energy facilities ordinance. Planning commission board members all agreed that solar facilities should be allowed in commercial district. Facility would be limited to sites with a minimum of 30 acres of land. **Note 10/9/18 Andy Kobisa said should leave at 20 acres because parcel sizes are usually in 10-acre increments. 10-20-40 acres as example.

Rodney noted Section 9 of sample ordinance with wording to regarding violation to be taken out because it is already in the township ordinance. **Note 10/9/18 Andy Kobisa said it should stay in section regarding solar.

Rodney suggested both commercial and residential solar facilities be added to main ordinance as an amendment and not as separate ordinances. Residential solar would require a zoning permit and commercial solar facility a site plan approval.

Rodney added that large energy companies are expanding wind and solar projects. Wind energy was more suitable along Michigan shoreline and in the Thumb area. But expansion is growing more inland. Solar expansion is becoming more popular than wind. Wind energy is currently prohibited in Hope Township as it is not noted in the ordinance for now.

Rodney will investigate parcel sizes in commercial district.

Rodney stated 2014 and 2015 updates and amendments should be added to the ordinance and the ordinance could be cleaned up some.

Rodney proposed potential subjects for Planning Commission workshop. Members agreed #3 Golden Rules for Defensible Decision Making would be a good topic if the Township Board approves. Rodney

already has layout for this topic. Cost ranges from \$700.00 to \$1200.00. Other townships could be invited and share in the cost. Potentially \$25.00 per member to attend. Diane will make some calls to find interest from surrounding townships. Could be held on an evening or Saturday morning. Estimated 2-hour presentation and 1 hour for questions and discussion.

Meeting adjourned 8:05 pm

Next year meeting dates are

April 3, 2019

June 5, 2019

August 7, 2019

October 2, 2019