

**MINUTES SILVER CREEK TOWNSHIP
PLANNING COMMISSION MEETING HELD ON APRIL 25, 2018**

The Planning Commission meeting was called to order by Chairman Terry Harris at 7:00 p.m. on Wednesday, April 25, 2018. The Pledge of Allegiance to the Flag of the United States of America was recited.

MEMBERS PRESENT: Bill Zuhl, Terry Harris, Debbie Brown, Dave Grabemeyer

OTHERS PRESENT: Recording Secretary Lindsay Krohne, Building/Zoning Administrator Todd Herter

ABSENT: Jon Tidey, Tim Feirick, Jerry Donley

MOTION TO APPROVE AGENDA

Dave Grabemeyer motioned to approve the agenda for April 25, 2018. Debbie Brown seconded. Motion passed by voice vote.

MOTION TO APPROVE MINUTES

Bill Zuhl motioned to approve the March 28, 2018 minutes. Dave Grabemeyer seconded. Motion passed by voice vote.

COMMUNICATIONS

None.

PUBLIC COMMENT

None.

TOWNSHIP ATTORNEY'S REPORT

None. Chairman Terry Harris stated that Attorney John Magyar is retiring at the end of the month, and that he could not be here tonight due to another meeting. He stated that he wasn't sure who they would funnel questions through for the time being.

BUILDING/ZONING ADMINISTRATOR'S REPORT

None.

NEW BUSINESS

REVIEW OF "WIND GENERATED POWER" AND DISCUSSION OF "SOLAR ENERGY"

Terry Harris stated that they would begin discussing the review of "Wind Generated Power," Section 155.220 through 155.237, pages 175-185 of the Silver Creek Township, Michigan Code of Ordinances. Terry stated that Supervisor Bill Saunders had received some input from another source regarding wind generated power, adding that it is becoming more economical.

Terry Harris stated they need to start looking at developing a Solar Power Ordinance. He referred to a Township Law e-letter giving an outline, in order to start the discussion of developing an ordinance. He referred to an ordinance for Watson Township in Allegan, Michigan. Discussion followed.

Terry Harris suggested the members go back and read the provided information. Dave Grabemeyer stated that he does not have any knowledge about solar power, and asked if there was someone that could come in and give a presentation on it. Terry answered that Midwest Energy may be their best bet.

Debbie Brown stated she found out that AEP set up something for Watervliet, but she couldn't find where an ordinance was available yet.

Bill Zuhl questioned what all they would be regulating with the solar power. Debbie Brown answered that some issues would be the panels being too close to the property lines, as well as safety. Dave Grabemeyer questioned if glare would be an issue. Debbie Brown added that some of the panels are flat, and some move with the sun. Terry Harris stated that they face the possibility of wind generators being abandoned, as well as solar fields.

Building/Zoning Administrator Todd Herter referred to two big solar panels on a property with a recently built home on Gumwood Road, and questioned whether this ordinance would control residents who put up solar panels. He also stated there is someone on Naomi Road toward Benton Harbor who put up their own wind generator.

Terry Harris asked if they had someone come in to do a presentation when they put together the Wind Generator Ordinance, and Dave Grabemeyer answered yes.

Todd Herter suggested that the new law firm may have some useful information from another township as well.

Terry Harris agreed to contact Midwest Energy.

UNFINISHED BUSINESS

CONTINUED DISCUSSION REGARDING DEVELOPMENT OF TOWNSHIP RENTAL ORDINANCE

Todd Herter stated that he had received a call on Tuesday night from someone who purchased property between the bait shop and the old JoHo's property, Lot 18 and Lot 19, in hopes of having it rezoned to build apartments. He explained that they were hoping to have the property rezoned as residential so they could put a 4-rental quad-plex on the property. Todd added that he

wasn't even sure if he could fit it on the parcel, but that this is becoming more common. Todd stated that if they do not have any ordinance in place, anything goes.

REVIEW OF REVISED “HEIGHT” AND “BUILDING HEIGHT” DEFINITIONS

Terry Harris stated that Attorney John Magyar suggested holding a Public Hearing and he will schedule it for the May Planning Commission meeting.

COMMISSION MEMBER COMMENTS

Terry Harris stated that there is a seminar on Agritourism on Monday, April 30th from 6pm-8pm.

Debbie Brown commented that her son lives in Colorado, and there are fields and fields of panels everywhere out there, and added that it is the way of the future. Discussion followed.

PUBLIC COMMENT

None.

PLANNING COMMISSION MEETING DATE

Terry Harris verified the next meeting date would be Wednesday, May 23, 2018.

ADJOURNMENT

Dave Grabemeyer motioned to adjourn the meeting. Debbie Brown seconded. Motion passed by voice vote. The meeting was adjourned at 7:30 p.m. by Chairman Terry Harris.

Respectfully submitted,

Lindsay Krohne
Planning Commission Secretary

Jon Tidey, Secretary

To be approved at the May 23, 2018 Planning Commission meeting