

CLYDE TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes

December 12, 2023

Meeting called to order: 7:00 pm

Pledge of Allegiance: Led by Mike McGriff

Roll Call: Present: Mike McGriff-Chair; John Dennis-Vice Chair; Colleen Skrypkun-Recording Secretary; Leigh Grimes; Nick Weaver; Doug Voight-Board Rep

Absent: Stephen Sullivan

Additions to Agenda: None

Approval of Agenda: Leigh Grimes made a motion to accept, John Dennis seconded

Approval of Minutes from Nov. 14, 2023 Regular Meeting: Colleen S. noted that the Minutes provided are a draft and will revise for January's meeting.

Public Comment: A number of community members wished to address the Planning Commission. All spoke in opposition to allowing an Industrial Solar project in Clyde Township.

Sandy Richardson, 4126 Cade Rd., believes the majority of Clyde Twp. Residents are opposed to the Ranger Power project.

Chris Barto, 4607 Metcalf Rd., would like to see PC Members visit the Shiawassee County ISP operated by Ranger Power

Carol Konkell, 5912 North Rd., opposed to ISP in Clyde Twp.

Billie Nugent, 4980 McIntyre Rd., would like more information on Emergency Services and Plans as she lives close to the proposed project.

Paula Richards, 52295 Hillcrest Rd., had questions about PC Minutes. Process was explained. These Meetings are also being recorded by Esquire Deposition Solutions out of Troy, MI arranged by Ranger Power.

William D. Pickard via letter, expressed concern with the loss of farmland.

Zoning Admin Report: None

Report from Ad Hoc Committees: None

OLD BUSINESS

Ranger Power Special Use Permit: Mike M. noted that there would be no decision made by the Planning Commission until a full Public Hearing is held. He also noted that Public Comment is to be directed to the Chair of the Planning Commission. Members of the Planning Commission discussed concerns regarding

long-term impact on the health of residents and if an ISP poses an unreasonable safety hazard particularly as most residents of Clyde have wells.

Impact on the Environment is also a concern.

The ISP proposed by Ranger Power is mostly in other Townships that have already voted against the project. One quarter of the proposed project would be in Clyde Twp.

According to the Site Plan provided by Ranger Power in their application, the Site would be managed remotely.

It is likely an Engineering Firm would need to be hired to assess needs should the project go forward. Ranger Power would pay necessary costs.

The Planning Commission continued to work through the Application by Ranger Power. It is noted that current Ordinances must be followed. However it may be difficult to enforce many of the Ordinances including noise and blight.

The Planning Commission would like to invite the Township's Attorney to the Jan. 2024 Meeting to better understand the Townships responsibilities and obligations.

Master Plan: Move to Jan. 2024 PC Meeting

Ordinance Review: Move to Jan. 2024 meeting

NEW Business: None

Announcements & Correspondence: None

Second Public Comment:

Paula Richards, 5229 Hillcrest, expressed concerns about impact on the tax base given that the project is a lease of the land.

Karen Ahern, 3873 Spartan Dr., asked about the source of the panels for the proposed project.

Chris Barto, 4607 Metcalf, noted that the Master Plan for Clyde Twp. Limits Industrial uses of land in order to maintain the rural quality of the Township.

Sandra Richardson, 4126 Cole Dr., expressed concerns for safety and security after visiting the Shiawassee site operated by Ranger Power.

Susan Sniegocki, 5248 McIntyre Rd, re-iterated the importance of maintaining farmlands.

Adjournment

Respectfully Submitted,