

CLYDE TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes

April 9, 2024

Pledge of Allegiance: Led by Mike McGriff

Roll Call: PRESENT: Mike McGriff-Chair; Nick Weaver-Vice Chair; Colleen Skrypkun-Recording Secretary; John Dennis; Franz Neruda-Substitute Board Rep

ABSENT: Stephen Sullivan; Doug Voight; Leigh Grimes

Additions to Agenda: None

Approval of Agenda: Motion to approve-Nick Weaver.; Seconded-Franz N. ACCEPTED

Approval of Public Hearing Minutes-Not Available

Public Comment:

Chris Barto, 4607 Metcalf Rd.-Continues to speak with Clyde Twp. Residents, all are opposed to Commercial Solar in Clyde Twp.

Sue Sniegocki-Still opposed to all commercial solar or wind

Billie Nugent-asked if there is a cash bond for decommissioning

Jill Barto-Still opposed

Monica Vancamp-still opposed

Paula Richards-would like to see answers to the questions raised, in writing from Ranger Power

Vance Richardson-Ranger Power is already causing harm to residents and he remains opposed.

Sandra Richardson, 4126 Cole Rd.-Re-visited Shiawassee Industrial Solar project and noise is still an issue

Dave Richards-Visited Shiawassee again and it has not been cleaned up

Todd Erherring-Opposed

Tom Knott Opposed

David Norris-Opposed

Shane Richardson-If it were up to the community, it would be voted down

Mike McGriff responded: The Solar Ordinance of Clyde twp. Is strict but has limitations.

Email sent from Planning Commission Member, Leigh Grimes, regarding impact on property values was read into the Minutes.

OLD BUSINESS: SPECIAL CONDITION USE PERMIT for Commercial Solar Project

Special Conditions Use Permit Grid Review

- A. Will the proposed project be harmonious with the surrounding land? PC members question how a commercial solar project can blend in with the surrounding land now and in the future. The Attorney for Ranger Power answered that the land being used for the project could be farmed in the future.

PC Members asked about data regarding projects that have been decommissioned. There are none. Both the Attorney for Ranger Power and Toby, the Rep for Ranger Power insist Engineers have said Solar is safe. There are no long-term contaminants.

Ranger Power was asked about the number of years they have been in business (7 yrs) and the number of projects and in what States. Neither Toby nor the Attorney knew the answer.

- B. The Project will be designed so that its in harmony with the essential character of the area.

Toby described the materials RP proposes to use. RP Attorney insists it is a temporary use (30 yrs) and the SCUP is like a building permit so that if there are concerns along the way, they would be addressed.

- C. Would not be hazardous or disturbing to future neighborhood uses.

Toby stated the project is designed to be in compliance with the ordinance. PC Members asked about fires, combustibles and what on the site could burn. MSDS sheets have been requested. Training will be offered to local fire departments.

D. Represents a substantial improvement to the immediate vicinity. Toby suggested the tax revenue improved the general area. RP Attorney suggests that the benefit is having clean, renewable energy. Toby also suggested there would be a massive reduction in the chemical load in the ground as pesticides would not be used as they are in farming. Also having a pollinator habitat would improve the area as well. Additionally, it was stated that EAGLE, the State's environmental arm, offers direct positive monetary impact.

- E. Will be served adequately by public services-Mike McGriff and Toby met with the Fire Chief for Clyde Twp.

-Drainage tiles will be needed and replaced as necessary

-Special training will be offered to the Fire Dept.

-Panels are placed far enough apart so that a fire truck can drive through.

- F. Will not create additional costs to the Township-Ranger Power would purchase and provide to the Fire Dept. any special equipment needed.

G. Will not negatively impact wildlife or the environment-Ranger Power has provided an Environmental Study completed by a 3rd Party that found no negative impact on birds or wildlife.

H. Will be consistent with the Ordinance-Ranger Power maintains their proposal is consistent with the Ordinance.

The Planning Commission will continue to review at the May meeting as time is needed to validate what has been reported.

The Attorney for Ranger Power asked that a decision be made as the project was initially proposed in Sept. 2023. The Planning Commission members feel entitled to gain the facts of such a project's impact on the community including Noise levels on new units and MSDS sheets.

Zoning Admin Report-none

Report from Ad Hoc Committees: None

NEW BUSINESS:

The Ordinance Officer notes there are 3 Ordinances that need to be reviewed.

Announcements & Correspondence:

All Planning Commission Members need to contact the Township Clerk to confirm their terms and submit a letter of continued interest to the Board if necessary.

Second Public Comment:

Several Citizens spoke in opposition to the proposed industrial solar project in Clyde Township including:

Billie Nugent; Paula Richards; Jill Barto; Susan Sniegocki; Chris Barto; Sandra Richardson; Susan Martin; Dave Richards; Shane Richardson; Angela Defrain;

News & Views: none

Meeting Adjourned: 9:15 pm Motion by Nick Weaver. to adjourn, seconded by Franz Neruda. Motion carried.

Respectfully Submitted,

Colleen Skrypkun