



**PLANNING COMMISSION MEETING MINUTES  
July 9, 2024 7:00 P.M.**

Meeting was called to order by Mike McGriff at 7:00 p.m. with the Pledge of Allegiance.

Members Present: Mike McGriff, Nick Weaver, John Dennis, Stephen Sullivan, Franz Neruda, Leigh Grimes

Members Absent: Colleen Skrypukun

Recording Secretary – Stacey Smith

Motion by Leigh Grimes, supported by Nick Weaver to approve the agenda. Vote: 6-0.  
**Motion Carried.**

**Addition to Agenda:**

None

**Approval of Minutes:**

Motion by Leigh Grimes, supported by Nick Weaver to approve the June 11, 2024 minutes.  
Vote: 6-0. **Motion Carried.**

**General Public Comment (for non-agenda items):**

Chris Barto – 4607 Metcalf Road. Read from the solar ordinance and Master Plan.

Bonnie DeShon submitted a letter that she is resigning as Ordinance Officer.

Franz Neruda brought up about house on Walker that still has a junk vehicle.

**Old Business:**

**a. Site Plan Application – Two (2) unit site condo**

Ronald Ainsworth – 3888 North Road. Discussion held.

Motion by Franz Neruda, supported by Leigh Grimes to approve Ronald Ainsworth's Site Plan Application for a two (2) unit site condo located at 3888 North Road. Vote: 6-0.  
**Motion Carried.**

**b. Ranger Power**

Ranger Power submitted the following conditions if the Planning Commission does approve the Solar project:

• **Condition 1** (*Modifications within Project Footprint*):

Portside may reduce the Project's overall footprint without additional Township approval, and may move buildings or other structures within the approved boundaries of the Project, including, but not limited to, solar arrays, inverters, access roads, collector lines, and maintenance sheds, without additional Township approval so long as the overall acreage of the Project is not increased.

• **Condition 2** (*Extension of life of Site Plan approval*):

The Planning Commission acknowledges that construction work may not commence within two years but has a reasonable likelihood of commencing within three years from issuance of Site Plan approval. Therefore, pursuant to Zoning Ordinance Section 17.03, the Planning Commission finds good cause to grant two consecutive extensions of twelve (12) months, such that Portside shall commence construction on at least one Project parcel within three years from issuance of Site Plan approval.

• **Condition 3** (*Extension of life of Site Condition Use Permit*):

The Planning Commission acknowledges that construction work may not commence within one year but has a reasonable likelihood of commencing within two years from issuance of Special Condition Use Permit. The Planning Commission further acknowledges that construction work may not be completed within one year from the commencement of construction. Therefore, pursuant to Ordinance Section 16.52(A)(1)(y), the Planning Commission finds good cause to grant a one-year extension for the commencement of construction (requiring Project construction to commence on at least one Project parcel within two years from issuance of the Special Condition Use Permit), and a one-year extension for the completion of Project construction such that Portside's Special Condition Use Permit shall be valid for four years from issuance.

• **Condition 4** (*Certified Solar Array Components*):

Portside shall be deemed to have complied with Ordinance Section 16.52(A)(1)(e) so long as the components of Project's solar array panels are approved by Det Norske Veritas, TUV SUD, Intertek, UL, or SGS North America.

Mike McGriff wanted clarification from Ranger Power on condition 4. Discussion held.

John Dennis asked about decibel readings and would like to personally hear them. If it breaks how soon would it get fixed. Discussion held.

Ranger Power will work with Planning Commission to make sure it's followed correctly. Could make a remedy (sound barrier) until its fixed. If not compliant, they will follow ordinance requirements.

Leigh Grimes – had questions about condition one (1). Reason for adding it in. And that you can change access roads, move maintenance shed and add a driveway, as long as you stay with in the foot print, without additional Township approval. Discussion held.

Mike McGriff said that we could address access roads and would like to get from Ranger Power an updated map every six (6) months.

Franz Neruda – if building a house, you have to have specific plans and it has to be approved by township. If Planning Commission gives approval, you are stating that work may not commence within two years a lot can happen in 2 years. Discussion held.

Ranger Power is asking for deviations during the site plan approval. Permits for construction will still have to be submitted to the building inspector. There is a lot of permits they still have to get that take time so that is why they are asking for a time period. They cannot purchase equipment till permit is approved.

Nick Weaver – What's the target start date? Ranger Power stated completion date is 2<sup>nd</sup> quarter of 2027. Start date is 14 months prior to the completion date. Discussion held.

Leigh Grimes would like to see a change to the verbiage on condition one (1). Concerned about not having a number for moving buildings or structures without Township approval. Discussion held.

Ranger Power will come back with numbers for Condition one (1) and will re-submit.

John Dennis brought up Section 18.03 Standards for Approval. Voiced concerns about each requirement for approval. Discussion held.

Motion by Leigh Grimes, supported by Franz Neruda to move ranger power to the August meeting. Vote: 6-0. **Motion Carried.**

**c. Zoning Ordinance Section 15.18 Keeping of Pets and Livestock**

No discussion.

**d. Blight Ordinance #66 Junk Vehicles**

Bonnie DeShon brought up Blight Ordinance No. 66, which states: An ordinance to prevent, reduce, or eliminate blight, blight factors or cause of blight within Clyde

Township, St. Clair County MI. She would like to suggest the following changes to Section 2: Definitions, 3 Junk Motor Vehicles: *Shall mean any motor vehicle which is NOT currently licensed. The storage of any property of Junk Vehicles or vehicles NOT CURRENTLY licensed MUST be stored in an enclosed building out of public view.*  
*Discussion held.*

Motion by Franz Neruda, supported by Leigh Grimes to recommend the following language changes to the Township Board: Blight Ordinance No. 66, Section 2: Definitions, 3 to say Junk Motor Vehicles: *Shall mean any motor vehicle which is NOT currently licensed. The storage of any property of Junk Vehicles or vehicles NOT CURRENTLY licensed MUST be stored in an enclosed building out of public view.*

Vote: 6-0.       **Motion Carried.**

### **New Business:**

None.

### **Announcements & Correspondence Public Comment New and Views**

Chris Barto – 4607 Metcalf Road. Concerns that Ranger Power can't commit to where they are getting their solar supplies from.

Sandy Richardson - 4126 Cole Road. Very concerned how the company, who wanted to have this approved at the Convention Center, and now they are asking for deviations to the project.

Vance Richardson – 4126 Cole Road. Had questions about the sub-station and does it fall under the decibel ordinance of the Township. Voiced noise concerns and stated no one wants to buy a home or acreage next to a solar field.

Angela Defrain – 5045 Parker Road. Wanted to thank all of the Planning Commission members who paid attention to the wording to their conditions and asked questions and didn't just accept what was given to you. And that you are not willing to say yes or no till all questions are answered.

### **Adjournment**

Meeting adjourned at 8:15 p.m.

Stacey Smith, Recording Secretary

