

Minutes: Mendon Township Planning Commission
Date: October 15, 2024
Time: 7:00 p.m.
Place: Mendon Township Hall

Chairperson Kline called the meeting to order at 7:00 p.m.

Planning Commission members present per roll call; Ahrens, McClish, Kloosterman and Chair Kline.

Commission members absent: Hart

The minutes of the July 16, 2024 meeting were submitted for consideration. A motion was made by Ahrens, supported by McClish to approve the minutes. Motion carried.

The agenda was submitted for consideration. A motion was made by McClish, supported by Kloosterman to accept the agenda. Motion carried.

Chair Kline announced there is no Public Hearing for this meeting.

Public Comments and Communications: None

Unfinished Business:

- a. Chair Kline: Farm Biofuel Production Facilities; There needs to be a land division of the property. That will need to be surveyed and a parcel ID number assigned. They want it to happen quickly but these things need to happen first before this comes back to us for a Special Use permit to be discussed.
McClish: No questions but I am curious to see an operation like this up and running.

New Business:

- a. Chair Kline:
 1. Large-Scale Renewable Energy is never going to go away. There is now a 19-page document out there for PA233, which is the Renewable Ready Communities Award. This is all based on the State of Michigan's initiative to have renewable energy carbon neutral. If you have a CREO in your community, which is a Compatible Renewable Energy Ordinance, the community would be awarded for each megawatt that is installed. If you don't have an established CREO, Doug Kuhlman thinks we should revisit our ordinance that says anything over X number of megawatts gets referred automatically to the State. We

- will have to have Doug in here at our meeting to explain this better and have all the paperwork completed correctly.
2. Battery Energy Storage Systems (BESS) – We tapped into this discussion with the Solar Ordinance. Michigan is the first state in the Midwest to set a statewide energy storage target. Under PA235, it is calling for 2500 megawatts of energy storage by the year 2029. Consumers Energy is one of the first to deploy a plan to establish 75 megawatts of energy by 2027. DTE is the other company on board. It mentions 1500 megawatts by the year 2042. This all goes hand in hand with the PA233. In order to do these facilities, they need this battery storage. We will be addressing this with a text amendment in the future.
 3. Affordable Housing: This is another subject that will be discussed regarding current zoning restrictions, etc. Kloosterman: We are talking with a developer currently to potentially utilize the property on South Railroad and North Railroad. Kline: One of the key components that were discussed is walkability/public transportation. This is coming as well.

Administrative Items:

- a. Chair Kline: Regular Meetings for the 2025 year will be the 3rd Tuesday of each Quarter (January 14th**, April 15th, July 15th and October 21st). **Chair Kline communicated she has a conflict for the 3rd Tuesday in January and proposes to meet on the 2nd Tuesday, which is January 14th if that works for everyone.
- b. Special meetings on an as-needed basis the 3rd Tuesday of each month-Except Holidays.

Public Comments and Communications:

Miscellaneous Commissioner Comments: None

A motion was made by McClish, supported by Ahrens to adjourn. The meeting adjourned at 7:27 p.m.

Respectfully submitted,

Donna Cupp
Township Clerk