

Minutes: Mendon Township Planning Commission
Date: January 14, 2025
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; Kline, Hart, Kloosterman, and McClish.

Commission members absent: Ahrens

The minutes of the December 18, 2024 meeting were submitted for consideration. A motion was made by Hart, supported by Kloosterman to approve the minutes. Motion carried.

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

Chair Kline announced there is no public hearing today.

Public Comments and Communications: None

Unfinished Business:

- a. Chair Kline: The large-scale renewable energy and the Battery energy storage systems (BESS) language for that will be presented to us to update our current solar ordinance. We are not going to revisit the entire solar ordinance. We are going to look to add an amendment to add language to incorporate these two items into it. That is coming. It may be as soon as our regular scheduled meeting in April. Hart: There hasn't been anyone lined up to put in any renewable energy, has there? Kline: There have been some serious inquiries, more so on the battery energy storage, so we do have to be prepared. We are looking at packaging the two at one time instead of reopening this whole solar ordinance.
- b. Affordable housing is still just an open discussion that we have not pursued at this point. Hart: Maybe Gary knows. Habitat for Humanity has another lot in town, right? Kloosterman (Gary). Yes, on Jackson. Is it their intention to build another home there? Kloosterman: I have been hounding them about that. They were supposed to build five in five years and they've only built one. This project is going to be built by contractors instead of volunteers. Hart: Wilds own the farm land over by where Jim Munn lives. Would they be interested in selling lots? Kloosterman: I reached out to them and left a message. I never heard back from them. The Mill Street Park; A gentleman is talking about putting some townhomes in there. The park will remain. Jeremy Palmer will be building in the spring on Jackson. Hart: There are things happening in the village. Kloosterman:

Sweet wants to build a laundromat and fitness center in the industrial park, so we are trying to work something out. Kline: I know Habitat has several projects going throughout the county. Hart: I'm pleased that something is happening.

- c. Kline: The farm biofuel was approved by the township. That will move forward provided they meet all of the conditional requirements. The one area that was in question had to do with that document from the Department of Treasury form. CW claimed they did not have to do that.

New Business:

- a. Kline; Joint County Master Land Use Plan-I forwarded you a copy of that which you only had a short time to review. I did copy the document from South Central Michigan Planning Council. I made a few notes off to the side. Their set back distance has 300 feet vs. our 125 feet. The public right away and the non-participating parties; we are right on with that. The height is the only real area we have a large discrepancy with that. We are at sixteen (16) feet and they were at twenty-five (25). I am not sure where the twenty-five came from, so that would be a question I would ask him. The sound decibel is close between us and them. The overlay zone is something we didn't want to pursue in the past, but sent that to Attorney Haas for his professional opinion. I will share his thoughts with you when I hear back from him. This option CREO1 will be a big discussion. Our current ordinance is not currently 100% compatible with this ordinance, but I believe we are okay because we are not too far off with the megawatts. Kloosterman questioned what happens to solar panels, etc. when they aren't in service anymore. Hart: I'd be more concerned with wind turbines because there has to be a significant amount of concrete put in the ground to hold one of those up. I think the state and federal government may have the cart before the horse. Every day they make breakthroughs in energy. To invest in this kind of energy right now seems to me that you could wait another decade and see what they come up with. McClish: Especially in Michigan. Kline: The other documents they gave is for Mendon specific.

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).
- b. Special meetings on an as-needed basis the 3rd Tuesday of each month-Except Holidays.
- c. Doug Kuhlman is asking us to have a public hearing on February 18, 2025 for the Simpson Rd. owned property by Switalski (Maurice Cupp Trust) for a Special Use permit to put condominiums on those lots. McClish: I won't be available on that date. I will be on vacation from February 15th through March 10th. Kline: As long as Russ is available so we have a quorum. Supervisor Kline feels that is an aggressive date for all of the

work that has to be done prior to the public hearing. We will schedule it for now and I will let you know if something changes.

Public Comments and Communications: None

Miscellaneous Commissioner Comments: None

A motion was made by McClish, supported by Hart to adjourn. The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Donna Cupp
Township Clerk