

CLYDE TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes

February 13, 2024

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; Franz Neruda-Substitute Board Rep

ABSENT: Stephen Sullivan; Doug Voight

Additions to Agenda: Motion to move New Business ahead of Old Business was made by Leigh G., seconded by Nick W.; MOTION ACCEPTED

Approval of Agenda: Motion to approve-Leigh G.; Seconded-Franz N. ACCEPTED

Approval of Minutes from Nov. 14, 2023: Motion to Approve-Leigh G., Seconded by Nick W; APPROVED

Approval of Minutes from Dec. 12, 2023: Motion to Approve-Nick W., Seconded by Leigh G.; APPROVED

Approval of Minutes from Jan. 9, 2024: Motion to Approve-Leigh G., Seconded by John D.; APPROVED

Public Comment: Vance Richardson, 4126 Cole Rd., Fort Gratiot, spoke in opposition to an Industrial Solar Project being erected in Clyde Twp. expressing concerns with the conditions observed at a Ranger Power Industrial Solar site in Shiawassee County.

Zoning Admin Report: None

Report from Ad Hoc Committees: None

NEW BUSINESS:

ELECTION OF OFFICERS:

Mike McGriff-Chairperson: Motion by John Dennis.; Seconded by Leigh Grimes. Elected unanimously

Nick Weaver-Vice Chairperson: Motion by Franz Neruda; Seconded by Leigh Grimes. Elected unanimously

Colleen Skrypkun-Recording Secretary: Motion by John D.; Seconded by Leigh G. Elected unanimously

SMALL ANIMAL ORDINANCE: RE: Section 15.18: 1.b.5 and 1.4- The Ordinance Officer requests a Moratorium on ticketing/fining Residents specifically regarding the keeping of poultry and like animals under 9 lbs., for a period of 6 months, in order to adequately research concerns. The Ordinance Officer will be asking the Planning Commission to review this Ordinance in the near future.

A Motion was made by Leigh G. and seconded by Nick W. to suspend the fining of residents for the keeping of poultry for the next 6 months. Motion PASSED.

## OLD BUSINESS

Ranger Power Special Conditions Use Permit: The application submitted by Ranger Power is complete. A Public Hearing is scheduled for March 11<sup>th</sup>, 2024 to be held at the Blue Water Convention Center in Port Huron, MI. beginning at 6 pm.

The Planning Commission would consider 3 categories of questions: 1.) Questions for Ranger Power; 2.) Questions for the Township's Attorney; 3.) Questions for a Consulting Firm related to environmental issues or other identified concerns.

Questions for Ranger Power:

Will there be a dry pond for run-off?

What is the Maintenance Schedule?

Will they be able to provide a Data Safety Sheet?

Are there automatic systems in place for failures?

How many transformers will be utilized?

Will the fire dept need special equipment to handle fires?

Who is responsible for the cost of a response by the fire dept.?

Will the substation be expanded?

What are the panels made from?

Questions for Consulting Firm:

How will the increased temperatures impact weather, vegetation, wild life?

What is the impact on all animals in regard to reproduction rates, birth defects and quality of life?

What is needed for an Emergency Response plan?

What is the real-time impact on property values?

What would the impact be on the Great Lakes given that the Galbraith Drain runs through the proposed site?

How would the area's ecosystems be impacted?

Questions for Township Attorney:

Can an addendum be added to the Solar Ordinance now?

Would the zoning in the area in the proposal be changed from agricultural to industrial?

The Planning Commission must determine if Ranger Power has met all of the requirements laid out in the Special Use Permit and that Ranger Power will meet all Ordinance guidelines. Should the Planning Commission deny a Special Use Permit, the rationale must stand up in court should Ranger Power pursue the matter further.

Master Plan: Move to March's Meeting

Ordinance Review: Move to March 2024 meeting

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:

Sandra Richardson, 4126 Cole Rd., Fort Gratiot, spoke in opposition to an Industrial Solar Project being approved in Clyde Twp., specifically siting concerns regarding the environmental impact.

Chris Barto, 4607 Metcalf Rd., spoke in opposition to an Industrial Solar Project in Clyde Twp., specifically regarding the impact on bald eagles and bats, essential to the areas eco-systems.

Kathy Busch, 4752 Walker Rd. expressed concerns that questions will not be answered adequately.

News & Views:

Meeting Adjourned: 8:40 pm Motion by Leigh G. to adjourn, seconded by Nick W. Motion carried.

Respectfully Submitted,

Colleen Skrypkun