

MINUTES OF THE SANILAC TOWNSHIP PLANNING COMMISSION  
September 5, 2019

Meeting called to order by Chair Falls at 7:00 p.m., followed by the Pledge of Allegiance.

Guests in attendance: 6 including Deputy Supervisor Noelke and Zoning Administrator O'Keefe

Members present: Dear, Falls, Haman, Milarch, Schlichting

Member absent: None

Additions to agenda: FEMA Presentation (Schlichting), Sierra Heights (Dear)

Public Comment:

- B. Messing – Solar: Maximum height should be shorter, setbacks should be longer.
- G. Van Havel – Moved to the area to be in the country, do not commercialize the area and fight for nature.
- D. Van Havel – Solar setbacks, nature
- B. Noelke – Industrial zoning review should be done
- J. O'Keefe – Industrial zoning and jobs
- D. Messing – Solar: Protecting people, buffer zone and setbacks, lakefront residential should not be different, public comment at the beginning and end of meeting.

Minutes of the August 2019 Meeting: Motion to approve by Milarch, Second by Dear. Motion passed.

Zoning Administrator's Report: O'Keefe presented August 2019 written report.

Solar: Discussed draft Solar Ordinance (version revised by Township Attorney). The following changes to that ordinance were discussed. Italicized text indicates new/revised language.

Section 6.52 Solar Energy System

(e) Personal Scale Solar Energy Systems (PSSES)

(1) PSSESs shall be a Permitted Land Use in all zoning districts subject to the following requirements based on the type of system.

*B. Ground Mounted Systems*

- (ii) In Agricultural Residential, Commercial and Industrial Districts, Ground Mounted Solar Systems shall be located in the rear yard or side yard. In the Lakefront Residential District, Ground Mounted Solar Systems shall be located between the principal building on the lot and the road.*

*The minimum setback from the property line shall be:*

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*Agricultural Residential District – 20 feet from rear property line, 25 feet from side property line*

*Commercial District – 40 feet from rear property line, 25 feet from side property line*

*Industrial District – 40 feet from rear property line, 25 feet from side property line*

*Lakefront Residential – from the center line of a right of way of an abutting street shall be 108 feet on unpaved roads and 150 feet on State Highways*

- (iv) Section iv to be stricken, as no screening of Ground Mounted Personal Scale Solar Energy Systems shall be required.

(f) Utility Scale Solar Energy Systems

(5) *Visibility*

*All Utility Scale Solar Energy Systems shall have a minimum landscape buffer of 20 feet. The buffer shall contain evergreen trees or bushes planted no more than 8 feet apart and at least 4 feet tall at time of planting. The buffer shall obtain a height of 10 feet within three growing seasons. The trees or bushes may be trimmed but not lower than a height of 10 feet.*

*If lighting is required, it shall be activated by motion sensors, fully shielded and downcast type where light does not spill onto the adjacent parcel or the night sky.*

(NEW) *Setbacks*

*All Utility Scale Solar Energy Systems shall be set back at least 75 feet from the nearest property line. The set back from the center line of a right of way on an abutting street shall be 108 feet on unpaved roads and 150 feet on State Highways.*

Motion to approve new language and incorporate same into draft Solar Ordinance by Haman, Second by Milarch. Motion passed. Haman to prepare revised Solar Ordinance incorporating these adopted changes.

Dear commented on frame size of solar panels produced in Sandusky.

Public Hearing Date: Motion to table by Dear, Second by Milarch. Motion passed.

Planning Commission Open Seats: Haman commented on the fact that there remain two open seats on the PC and in her opinion the PC could use the assistance two additional members could provide.

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Planning Commission Calendar: Need to review bylaws to determine if they must be changed in order to change the number of meetings held. Address calendar at December meeting.

FEMA: Schlichting reported on meeting he attended with DEQ where they discussed recent coastal flood studies. New coastal maps are to be released in mid-October detailing revisions to flood zones that may impact residents of Sanilac Township.

Sierra Heights: Dear commented on a prior meeting's informal request by residents of the Sierra Heights subdivision to change their subdivision's zoning from commercial to residential. In order to initiate action on that change a formal request, made in writing, would be required.

Meeting adjourned at 8:45 p.m.

DRAFT