

# **PALMYRA TOWNSHIP PLANNING COMMISSION**

## **Special Meeting Minutes March 18, 2021**

**Held at New Township Hall, 6490 Palmyra Rd., Palmyra, MI**

The meeting was called to Order and the Pledge of Allegiance was led by Chairwoman Isley at 7:00 pm.

Present; Brown, Comstock, Crane, Isley, Mapstone, Pell.

Absent; Southwell

Motion to approve Agenda by Comstock, support Mapstone. Motion passed.

Minutes of last meeting read by Pell. Motion to approve Minutes by Crane, support Brown. Motion passed.

Written comments; None

Public comments; None

Old Business;

Motion by Pell to add Section 8.13.E.2.j. to the Zoning Ordinance " A bond or irrevocable letter of credit as a surety tool is obtained and maintained in an amount sufficient enough to decommission the solar array and to return the property to agricultural purposes. The financial surety must be in place for the entire deferment period and renewed and updated every three (3) years. The cost is passed on to the Solar Company. The amount of the financial surety shall be calculated by two (2) licensed engineers; one (1) chosen by the Solar Company and one (1) chosen by the Palmyra Township Board and the Palmyra Township Board shall choose which decommissioning and reclamation estimate to use. The surety shall be payable to Palmyra Township. Palmyra Township expects that this will be the Solar Project Company's responsibility under the commercial Solar Agreement." Support Mapstone. Motion by Comstock to amend the motion to change "every three (3) years" to "every four (4) years". Support Mapstone. Roll call vote: Pell-yes, Brown-yes, Crane-no, Isley-yes, Mapstone-yes, Comstock-yes. Motion passed.

Motion by Pell to add Section 8.13.E.2.j as amended to the Zoning Ordinance "A bond or irrevocable letter of credit as a surety tool is obtained and maintained in an amount sufficient enough to decommission the solar array and to return the property to agricultural purposes. The financial surety must be in place for the entire deferment period and renewed and updated every four (4) years. The cost is passed on to the Solar Company. The amount of the financial surety shall be calculated by two (2) licensed engineer; one (1) chosen by the Solar Company and one (1) chosen by the Palmyra Township Board and the Palmyra Township Board shall choose which decommissioning and reclamation estimate to use. The surety shall be payable to Palmyra Township. Palmyra Township expects that this will be the Solar Project Company's

responsibility under the commercial Solar Agreement.” Support Isley. Roll call vote: Pell-yes, Isley-yes, Comstock-yes, Crane-yes, Brown-yes, Mapstone-yes. Motion passed.

Motion by Pell to set a Special Meeting and Public Hearing for April 21, 2021 at 7:00 pm at the Township Hall for Section 8.13 Solar Energy Systems (SES). Support Brown. Motion passed.

New Business; None.

Public comments; General comments from the public in attendance were that land owners own their land and should be able to use their land as they see fit as long as the use is legal.

Next Regular Meeting; April 19, 2021 at 7:00 pm.

Motion to adjourn by Crane, support Comstock. Meeting adjourned 8:55 pm.

Respectfully submitted by,

Vivian Pell Secretary