

**Palmyra Township
Special Meeting Minutes
November 15, 2022**

Meeting called to order at 7:00 pm by Supervisor Dave Pixley at the Palmyra Township Hall, 6490 Palmyra Rd.

Members present: Dave Pixley, Matt Koester, Mark Crane. Steve Papenhagen, and Chris Whited

Members absent: None

Audience Attendance: 13

Motion Koester, support Crane to approve the agenda as amended. **Motion carried**
Add: Cemetery monument repair

Communications: Supervisor Pixley reported that he met with Lynn Punnett from One Lenawee, who presented the Target Market Analysis & Housing Strategic Plan. The plan is funded by an AARPA grant of \$75,000 which will be utilized to implement the it. The plan is a county wide analysis of the housing market. Lynn Punnett would like to meet with the Board to explain the purpose of the analysis.

Business:

- **Cemetery monument repair:** Motion Koester, support Papenhagen to hire Ohio Concrete Sawing and Drilling to remove the marble slab of a bench monument from the concrete foundation at a cost of \$750. **Motion Carried**
- **Political signs on township property:** Discussed with no action taken at this time. The Board discussed passing a resolution/ordinance that prohibits political signs from being placed on township property.
- **Election update:** Clerk Christine Whited reported that voter turnout was steady, and approximately 55% of Palmyra Township registered voters had cast their ballots.
- **SES Ordinance (11.4.22 Redline Revision):**
 - **Definitions:** Motion Papenhagen, support Koester to accept the definitions portion of the Solar Energy Systems Ordinance (11.4.22 Redline Revision) and to incorporate the definitions into Article 2 – Definitions of the 11-2022 Zoning Ordinance. **Motion Carried**
 - **Section 8.13D5 – Solar Energy Systems (SES):** Motion Koester, support Papenhagen to strike “Maximum lot coverage restrictions shall not apply to solar panels. Any other regulated structures on the parcel are subject to maximum lot coverage restrictions (See Section 4.8.1 footnotes 1 and 2)” and insert “See Section 4.8.1.” **Motion Carried**

- **Section 4.8.1 – Area, Height, Bulk, and Placement Requirements:** Motion Crane, support Koester to strike “seventy (70)” in footnote 2 and replace with “three hundred (300).” **Roll call vote:** Pixley – no; Crane – yes; Koester – yes; Whited – yes; Papenhagen – yes **Motion Carried**
- **Section 4.8.1 – Area, Height, Bulk, and Placement Requirements:** Motion Koester, support Crane to strike Footnote 5 “Nonparticipating property owners shall have the ability to waive the above setbacks only through written acceptance and approval by the Township Board during the special use application process. Such waivers shall be recorded with the Lenawee County Register of Deeds by the applicant. However, no such waiver shall may allow any solar farm within fifty (50) feet from a nonparticipating parcel.” **Motion Carried**
- **Section 4.8.1 – Area, Height, Bulk, and Placement Requirements:** Motion Papenhagen, support Koester to add “General Industrial” to Footnotes 1, 2, and 3. **Motion Carried**
- Motion Crane, support Koester to approve all the changes to Section 8.13 – Solar Energy Systems (SES) Ordinance (11.4.22 Redline revision). **Motion Carried**
- Motion Crane, support Koester to adopt the Palmyra Township Solar Systems Energy (SES) Ordinance (11.4.22 Redline revision) as amended. **Roll call vote:** Papenhagen – yes; Koester – yes; Crane – yes; Whited – yes; Pixley – no **Motion Carried**

Public Comment:

- Matt Drennan: Matt expressed his appreciation to the Board for the work they had put into the SES Ordinance. However, he also expressed his disappointment in their decision to adopt such a restrictive ordinance.
- Laurie Isley: Laurie expressed her disappointment in the Board’s decision to adopt the SES Ordinance. She also commented that she thought that the Board had hired an outside attorney to avoid litigation when in her opinion, the Board adopted an ordinance that may be challenged.
- Deborah Comstock: Deborah expressed her disappointment in the Board’s decision to adopt a restrictive SES Ordinance. She expressed that the Board is to support the community and has failed to do so. She said that she is ashamed of the Board’s decision, and that the Board did not represent the best interest of the community.
- Jim Isley: Jim also expressed to the Board that he is extremely disappointed in the Board’s decision to adopt the SES Ordinance. Jim also stated that he feels that the Board took away the rights of property owners.

Adjournment

Motion Pixley, support Koester to adjourn at 8:52 p.m. **Motion carried**

Next Regular Meeting: December 13, 2022

CHRISTINE WHITED, CLERK

THESE MINUTES WERE APPROVED DECEMBER 13, 2022.