

Brady Township
Board of Trustees Special Solar Ordinance Meeting
April 19, 2023 @ 7pm

Meeting called by: Supervisor, Steve Kienitz

Type of meeting: Special

Attendance: Supervisor, Steve Kienitz; Clerk, Beverly Wenzlick; Treasurer, Patricia Goodrich; Trustees, Glen Reeves and Aaron Somers; +70

Minutes

Presentations:

Rosa Jones—Brady Citizens Group is not against Solar but does not want to take up farm land.

Jobs-temp jobs many will probably not be township residents.

Concerns of Solar farms becoming obsolete

What happens when subsidies from State run out

Income-short lived, companies ask for depreciation

Decline on property and housing values.

Brady TWP has weak ordinance.

Conflict of Master Plan

Illinois and Indiana have concerns over lost farmland.

Ohio has jurisdiction have ban large scale solar farms.

MI Citizens Preservation of Land- ballot proposal to ban or illegal to put solar farms on ag land

Look at the history of what has happened not promises.

Fear of permanent destruction of farmland

Concerns of erosion and flooding in area

Drian restrictions weak in Solar Ordinance

MI winters play havoc with panels

What happens to broken panels

Property value

Wildlife management

Decommission cost

Gave Board petition with 270-300 signatures “We the undersigned, residents and/or property owners in Brady TWP Request the following restrictions be part of and solar ordinance”

1. Setbacks 350' from any nonparticipating property lines
2. Parcel limitations no more than 25% of a parcel may be developed as solar (including the area between panel rows)
3. Noise levels 40dBA LA Max
4. Height no more than 12'

5. Landscaping require 2 staggered rows of 6-8' conifers in the setback zone, with \$500 deposit per tree placed into a cash escrow account funded by the energy company can controlled by the TWP for replacement of trees that die within the first 2 year.

(the petitions will be filed with Clerk's solar papers)

The job of Board is to protect residents-not promote money for some

(paper copies of info given to Board)

Troy Haughton—Board must make decision that is best for Township.

Retracting back to 2018 Solar Ordinance, I have been to all but 2 meetings.

Get rid of transmission line prohibited -go to overhead power lines.

Noise 40dBA is recommended by CDC for health reasons.

Transmissions louder in summer than winter

My house has to follow restrictions and ordinances

Concerns over not following Master Plan of Township

Property values are affected by solar farms-gave letter on Brennar Rd house sales

Asking for DTE March 2023 contracts-can sell at any given time without notice

We must understand what could happen

Recognize the Master Plan and do what is right for Township.

Dave Sadilek—Read letter (copy given to Board—highlights)

1. 4th generation farmer
2. Not certain if my property is in overall plan, we would like to be given opportunity to be apart of project
3. We will be working directly with Consumers Power. Not a Tier Company or Contractor
4. Creating an ordinance that discourages Consumers Power or any ither company is not a good plan- doing this would potentially cost area several million of dollars or more.
5. 2022 30% of Michigan's power came from coal fired plants
6. 2022 Consumers Power and State of Michigan agreed to by 2025 to shut down at least 3 coal burning plants
7. DTE plans to shut down 2 of 4 generators at Monroe Coal burning plant by 2025 and the last 2 by 2035
8. Solar project is a set aside program that benefits everyone
9. Questions Consumers answered at previous meetings: end of program panels will be removed; current topsoil will be left I place: end of project Consumers will remove solar equipment and land will be returned to its present condition and back to farming within 1 year: panels required to pass EPA's, Toxic Leaching test; If panels fail, damaged by mother nature or burn fire-will be replaced by Consumers Power: Consumers Power do not sell their assets.
10. Power generated from project will be used in township first-then transferred to storage facilities.
11. Residents and setback one of the bigger concerns, Land owners are reasonable and willing to work with residents on a case by case agreement
12. In closing we do not want to discourage Consumers Power from this project we need to work together to keep the lights on, this will benefit all of us.

Debra Newton-Brady Township Property owner (hard copy presentation given to Board-highlights)

1. \$20 to \$40 million + on table for Brady Township to generate personal property/ PILT
2. Facts not Fears
3. Reasonable use and conditions providing for allowance and promotion of solar farms
4. Farmers /Property owners talked, researched, sought legal advice carefully considered all aspect of the opportunity presented by Consumers Energy
5. Farmers/Property owners were in compliance with 2018 ordinance
6. Current facts on township size/proposed solar farm/value
7. Current proposed amendments are not reasonable
8. What is townships plan to generate tens of millions of dollars of revenue and jobs to township
9. Ask Board members to do respectfully review information we hand you
10. Constitutional rights of farmers and property owners in Brady Township, we believe in fair representation and attention

(all hard copies presented at meeting will be held in Solar Ordinance Amendment file)

Board Discussion

Motion by Wenzlick support by Goodrich to: Have Kienitz and Reeves work together, to go over existing 2018 Solar Ordinances, review discussions and recommendations from both parties at tonight’s meeting. Work on solar amendments and present to Board at May meeting. At that time the Board will review Ordinance and pass onto Planning Commission for next step-Public Hearing. Motion Passed 5-0

Public Comment

Over 30 residents commented at Public Comment section; following are topics brought up:
 Safety, environmental concerns, property value, loss of ag land, drainage, wildlife, setbacks, size of panel height, noise, strong ordinance, insurance for residents if health issues in future, damage to my land, escrow for cleanup, right of property owners and farmers. Moved to county for county living, open space, wildlife. The right to do with my property what I want. Concern should be for all involved not just one’s profiting.

Adjournment

Motion by Somers support by Wenzlick to: Adjourn Motion Passed 5-0

Clerk, Wenzlick adjourned meeting at 9pm

Minutes Submitted by Clerk, Wenzlick

Minutes Approved

Date

