

McNamara called the Raisin Township Planning Commission meeting to order at 6:32pm.

**Members Present:** Marcus McNamara, Laura VanSickle, Dale Witt

**Members Absent:** Mark Spohr and Mike Bartolo, Excused

**Others Present:** NextEra presentation team

**Roll Call:**

Witt – here

Spohr – excused

Bartolo – excused

McNamara – here

VanSickle – here

**APPROVAL OF AGENDA**

Motion to approve the agenda as presented by Witt, McNamara support.

Motion unanimously carried

**MINUTES**

Motion to approve the June 11, 2024 meeting minutes as presented by McNamara, Witt with the following corrections with name and spelling errors.

Motion unanimously carried

**PUBLIC COMMENT** - (Please state your name, address and limit comments to (3) minutes)

None

**PUBLIC HEARINGS** - None

**COMMUNICATIONS**

1. Township Board - met July 8, approved 2024 soccer contract at Mitchell Park. Approved 7 community members for the Park Committee. Need to rewrite our Park Plan which has expired. Reviewed a quote for resurfacing parking lot. 2024 millage rate at 3.349 stayed the same was approved.
2. Board Of Appeals – no activity
3. Other – Received a notice from Ridgeway Township for a Public Hearing on August 13, 2024 at township hall for Master Plan. Palmyra to review their Master Plan. All on their web sites.

## **UNFINISHED BUSINESS**

### 1. Next Era Beecher Solar Project -

McNamara gave an overview of this project. Last month held a Public Hearing for this project and with several residents comments. We asked for additional information from the applicant. Received it July 1, 2024. We had a consultant review this June 26, 2024 submittal and they issued a review with the project in order with the ordinances.

Steve Eastridge worked thru questions. Reference letter attached which addressed the following.

PA116 acres. 640 acres within the 837 acres. 433 fenced in acres.

Taxes

Panels – hail damage. Same as glass used in windshields and hurricane structures.

Migrant birds. Will not impact

Ground water impact. Does not present the needs for wells.

Wetlands – not anticipated to harm wetlands.

EMF interference – will not interfere with electric fields

Wind noise. In compliance with ordinance.

Panels fire. Built to state and federal requirements. Safety requirements will be put into place. Shut off either in person or remotely.

Landscaping – buffering made up of native Michigan species to grown 1-3 feet in a year. If a tree dies, replacement. Amended plan landscaping has been changed.

Road and Drain Commission. Has met with and see letter. Amended site plan Sign of professional.

Soil boring

Fencing

McNamara – lots of acres that won't have panels on them. Will they continue to be tilled after the infrastructure is completed? Eastridge – They will continue to be farming after the collection line is complete.

Witt – batteries? No proposal for this. Eastridge - Decommissioning bond, 3.5 million – concern between PA 116 and non PA116. MDARD will require a bond and Township will require a bond. Dan, attorney - MDARD does a bond and Township does a bond. Eastridge, they will have to carry two bonds. But willing to do hybrid bonds. Wants to make sure the Township and residents are covered. This bond issue has to be finalized before any permits are issued. Thanks for your detailed reports.

McNamara, OHM review dated June 26, 2024, point-by-point fact findings of Section 10.60 and this project is in compliance with the ordinances of the Township. Finding of Facts are listed in the OHM review. Site Plan revisions dated July 1, 2024.

PC reviewed OHM report covered the Section 10.60 Fact Findings. Comments on the applicants petition and responses positive. Applicant responded to all of the questions from Public Hearing.

Motion to: Approve based on Solar Farm Ordinance 10.70.22, OHM report dated June 26, 2024 and Site Plan dated July 1, 2024, and applicant's response dated July 2, 2024, application asking for Conditional Use Permit and Site Plan approval for Beecher Solar Project along with Finding of Facts as enumerated in OHM report items 1-6, and subject to review by outside agencies of Lenawee County Road Commission, Lenawee County Drain Commission, and contingent on EGLE / MDARD, written approvals.

Motioned by McNamara, Witt support the above motion.

### **Roll Call Vote**

Witt – Yes

McNamara – Yes

VanSickle - Yes

Spohr – excused

Bartolo – excused

### **Motion carried 3-0**

Witt – comment on construction drawings which are done outside of the Township. Please get these to us ASAP. Written approvals from outside agencies ASAP.

McNamara – construction drawings will also be a 3<sup>rd</sup> party review.

Witt – would like to table these Unfinished Business topics due to absence of two members until August. We are working on these but the excused members have asked to have input on these topics.

2. Review of Requirements for Document(s) Submittal to Planning Commission McNamara has information on some cross section for deadlines that other communities have. Witt, it boils down to the publication process. There is a township process established and with fees collected. The present timeline of 21 days doesn't work well for the process. Witt, working on this and table.
3. Ordinances Revisions.
  - Solar
  - Accessory buildings – set-backs, size of lots, buffers
  - Sign regulations and lumination – size and lighting

### **NEW BUSINESS**

None

### **COMMISSIONERS COMMENTS**

McNamara, appreciates all of the members of the committee. Well put together package for NextEra Beecher Solar project.

Witt, thanked Mr. Eastridge and his staff for all of their efforts on the application.

Next meeting is August 13, 2024

### **ADJOURNMENT**

Motion to adjourn at 7:03pm by McNamara, Witt support.

Motion unanimously carried

APPROVED