

# **PALMYRA TOWNSHIP PLANNING COMMISSION**

## **Special Meeting Minutes February 4, 2021 7:00 p.m.**

**Meeting conducted remotely as required by Michigan Governor**

### **Meeting held via Zoom Video**

The meeting was called to Order by Township Supervisor Dave Pixley at 7:03 p.m.

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

Absent; None.

Pell moved to amend the Agenda by adding to Old Business: Discussion by Supervisor Pixley to add Green Energy to the Master Plan Goals and add Discussion by Supervisor Pixley about the online Michigan Township Assoc. (MTA) training. Support Southwell. Roll call vote: Southwell-yes, Isley-yes, Brown-yes, Pell-yes, Comstock-yes, Crane-yes, Mapstone-yes. No: none. Motion passed.

Pell moved to amend the Minutes of the last meeting, Oct. 15, 2020 to correct a section number typing error under Old Business. The Section number in "Motion by Pixley, support by Eisenmann to add to Section 8.13.D.4.8, Footnote 6. The setbacks to adjoining properties in the same project do not apply. Roll call vote: Pell-yes, Southwell-yes, Eisenmann-yes, Pooley-yes, Pixley-yes. Motion passed." The section number should be "Section 4.8.1 Footnote 6." Motion to approve the amended Minutes by Southwell. Support Mapstone. Roll call vote: Comstock-yes, Brown-yes, Isley-yes, Southwell-yes, Mapstone-yes, Crane-yes, Pell-yes. No: none. Motion passed.

Supervisor Pixley opened nominations for office of Chairman. Southwell made a motion to elect Isley, support by Comstock. Roll call vote: Southwell-yes, Brown-yes, Isley-yes, Comstock-yes, Pell-yes, Mapstone-yes, Crane-yes. No: none. Motion passed. Motion by Southwell to elect Comstock Vice-Chairman, support by Mapstone. Roll call vote: Pell-yes, Comstock-yes, Crane-yes, Isley-yes, Brown-yes, Southwell-yes, Mapstone-yes. No: none. Motion passed. Motion by Southwell to elect Pell Secretary, support by Isley. Roll call vote: Southwell-yes, Brown-yes, Mapstone-yes, Pell-yes, Crane-yes, Comstock-yes, Isley-yes. No: none. Motion passed.

Written comments; None.

Public comments; None.

Old Business; At 7:29p.m. Randy Jones of Viasat gave a presentation showing an aerial photo of the site where Viasat wants to place a satellite internet gateway on 3762 US Highway 223, and is requesting a Special Use Permit Approval. The photo showed the placement of the proposed satellite access node would be placed next to an SBA Tower. Also shown was an example photo of their proposed fence. The site is owned by Jammin Investment Property, has a fiber splice point, has power, is a level site, has a driveway and has a satellite docking site. The site would have a six (6) foot dish on an eight (8) foot pole, power boxes, be lined up toward eighty-nine degrees (89). Viasat would lease seven hundred (700) square feet and fence in three hundred (300) square feet. Viasat has a Variance for the setback being eighty-seven (87) feet from the

road instead of one hundred (100) feet. But Viasat needs a Special Use Permit Approval because the Palmyra Township Zoning Ordinance requires one mile between towers. Viasat's plan would be to build in July or August of 2021.

New Business: Pixley stated that Section 6.9 in the Zoning Ordinance is the Performance Guarantee. MDARD is using a Surety Bond and Palmyra has to determine which to use, a Performance Guarantee or a Surety Bond for property not in PA116. Isley asked PC members to examine what other communities are doing about this.

Pixley stated that the Solar Ordinance is in the back of the new green books he had passed out to the PC members. He stated that the Solar Ordinance was delayed until the new PC members are in place. He explained that what is highlighted in yellow is to be struck and that in red is proposed and put in from the last PC meeting. Now Solar is for the PC to review and change and bring to the Township Board for approval. Once the PC is finished with Viasat the PC can work on the Solar Ordinance. The Solar Moratorium is in effect until July 1, 2021. Once enough of the Solar Ordinance is completed the Township Board will send it to the County for approval.

Pixley stated that the Township Board has purchased training lessons that are online from the MTA for the PC members to use. Right now there are two (2) sessions available on Commercial and Residential Solar.

Pixley stated that the Green Energy to be added to the Master Plan that was passed by the PC on July 16, 2020 should be added by the PC Chair and the Secretary.

Isley scheduled a Special Meeting and Public Hearing for Viasat for February 25, 2021 at 7:00 p.m. Chris Whited, Township Clerk stated that the government had extended the ban on public gatherings until March 29, 2021, thus this meeting will be held via Zoom.

Isley suggested regular PC meetings for 2021 be held March 2, April 19, Sept 7, and Oct. 5, 2021 at 7:00p.m. Comstock moved that these be the dates, support by Southwell. Roll call vote: Southwell-yes, Crane-yes, Pell-yes, Brown-yes, Mapstone-yes, Isley-yes, Comstock-yes. Motion passed.

Motion to adjourn by Southwell at 8:20p.m., support Brown. Roll call vote: Comstock-yes, Mapstone-yes, Brown-yes, Pell-yes, Isley-yes, Crane-yes, Southwell-yes. No: none. Motion passed.

Special Meeting and Public Hearing; February 25, 2021 at 7:00p.m. via Zoom.

Next regular meeting is; March 2, 2021 at 7:00 p.m.

Respectfully submitted by,

Vivian Pell Secretary