

**Palmyra Township**  
**Planning Commission Meeting**  
**September 5, 2024**

The meeting was called to order at 7:00 pm and the Pledge of Allegiance was led by Chairperson, Ryan Mapstone.

Present: Ryan Mapstone, Vivian Pell, Rich Beauleaux, John Turpening

Absent: Carmen Loar, Mark Crane

Audience in attendance: 9

Motion by John Turpening to approve agenda as amended, supported by Rich Beauleaux. Add Public Comment before the opening of the Public Hearing and during the Public Hearing. Motion Carried.

Motion by Rich Beauleaux to approve the August 14, 2024 Special Meeting minutes as written, supported Vivian Pell. Motion Carried.

Written Comments: None

**Public Comments**

- Lee Andre, resident of Adrian Township, stated that Adrian and Raisin Townships have large solar arrays built by the same company. He pointed out that above ground wires prohibit driving through to maintain the array and makes land use difficult. Lee Andre also stated that he gave Senator Joe Bellino and others a tour of the arrays.
- Dave Pixley made a statement about a letter to the editor in the Blissfield Advance. He stated that the writer of the letter accused Dave of withholding information from the Township Board, as well as not properly submitting paperwork for running as the 7<sup>th</sup> District County Commissioner. Dave also stated that the individual who submitted the letter claimed that he knew Dave very well, but Dave said that he had only met his accuser three or four times.

**Unfinished Business**

- **Public Hearing:** Motion by John Turpening, supported by Rich Beauleaux to open the Public Hearing at 8:08 pm.

### **Public Hearing Comments:**

- Dave Pixley stated that an individual is in the process of purchasing the church property to be used as a rental hall. He also stated that the church property would be changed to a taxable property.
- Craig Dunham said that the church property is on Michigan's historical property list.
- Brian Wilcox, the buyer of the property, stated that he intends to keep the property on the Michigan historical list.

Motion by John Turpening to close the public hearing, supported by Rich Beauleaux at 8:12 pm.

**Text Amendments to Zoning Ordinance:** Motion John Turpening, supported by Rich Beauleaux to approve the text amendments of Article II – Definitions, Section 2.53, addition of *Banquet/Rental Hall: A room or facility available for rent on a daily or short-term basis, not to exceed 48 hours, to accommodate meetings, conferences, receptions, business, and social gatherings. Such a facility shall be operated in strict compliance with all laws and administrative rules promulgated by Federal, State or Local authorities that may be applicable to any such gathering or function to be conducted on the premises.*

And to approve the text amendments of Article IV – Zoning District Regulations, Section 4.2.3 (B) – Special Approval Uses, adding *Banquet/Rental Hall*.

In addition, the approved text amends will be sent to Lenawee County Planning Commission for review, and then sent to the Township Board for consideration.

**Roll call vote:** Ryan Mapstone, Vivian Pell, Rich Beauleaux, John Turpening – All yes

**Compatible Renewable Energy Ordinance (CREO) Public Comment:** John Turpening stated that during the August 14, 2024, PC Special Meeting, attorney Dave Lacasse attended the meeting and provided information and a letter concerning the CREOs.

Attorney Mike Voght, who represents ESA and is also the chair for the Michigan State Bar Land Use Facility, stated that an overlay of any size or shape will fit into a CREO, therefore the developer would go straight to the MPSC. An overlay could be workable, but is not a CREO.

Rashay Khripunova, ESA Senior Manager of Public Relations, stated that there is a 300-foot setback requirement for houses, and a 300-foot set back is not required

for farm land to farmland. Higher visual areas, such as dirt roads and US 223 Highway, require greater setbacks.

John Turpening also commented that he would like for attorney Mike Homier, who drafted the CREOs, to be given the opportunity to speak to the Planning Commission.

Supervisor Dave Pixley stated that it is up to the Township Board to authorize attorney Mike Homier to speak to the Planning Commission. He said that Mike Homier has done everything he has been authorized to do by the Township Board.

Motion John Turpening, supported by Vivian Pell to play a recording during the Planning Commission meeting on September 17, 2024. The recording is of a meeting that took place on July 22, 2024, with Mike Homier, Ryan Mapstone, Mark Crane, and Dave Pixley. **Motion carried**

Next meeting: September 17, 2024.

Motion by John Turpening, and supported by Rich Beauleaux to adjourn meeting at 9:45. **Motion carried.**

These minutes were recorded by Vivian Pell and prepared by Clerk Christine Whited.