

**Palmyra Township**  
**Planning Commission Special Meeting**  
**September 8, 2025**

The meeting was called to order at 7 pm and the Pledge of Allegiance was led by Chairperson, John Turpening.

Present: John Turpening, Ryan Mapstone, Carmen Loar, Vivian Pell, Rich Beauleaux, Dean Schnieder, Mark Crane

Absent: None

Audience in attendance: 9

Motion by Ryan Mapstone to approve agenda as presented, carried by Rich Beauleaux. **Motion carried.**

**Written Comments**

- None

**Public Comments**

- Township Supervisor David Pixley spoke regarding loss of revenue in the 26-27 State budget. Pixley informed Planning Commission members of potential financial concerns for the Township if House Bill 4706 passes, reporting this removes most funding from Township Revenue Sharing.
- Jeff Ehlert suggested Public Comment should be moved until after the Planning Commission discussed changes to the Overlay.
- Adam from La Salle, MI spoke against amending Renewable Energy Overlay District. Adam shared this prevents landowners from diversifying their land and the Overlay does not meet PA 233 standards. Referring to concerns from Supervisor Pixley, Adam told Planning Commission members allowing solar projects within the township would bring in increased income.

**Old Business**

- None

## **New Business**

- Members discussed the new attorney for the Township, Homier. Moving forward, Homier will represent the Township on topics of wind, solar, and battery storage. Members were informed Homier recommended ~~increasing the Overlay District by approximately 1,000 viable acres~~ increasing the overlay District to approximately 1,000 viable acres. Going forward Homier plans to contact RWE to discuss working with the Township on the proposed project, rather than going to the MPSC for approval.
- Members reviewed maps of the properties to expand the area. Land was reviewed and compared to those that previously agreed to solar leases.

## **Public Comment**

- Jeff Ehlert spoke about the need to be informed. He spoke about concerns for buildable land versus land in the Overlay District.
- Morgan Powell shared concerns that the public was unable to view the map and see what areas are being considered.
- The public was encouraged to view the maps and review the Planning Commission's work.
- Motion to move forward with the expansion of Renewable Energy Overlay District by Carmen Loar, carried by Ryan Mapstone. **Motion carried.**
- John Turpening to work on a formal map of the new proposed area. Vivian Pell to review wording of the decommissioning of the project.

**Next meeting:** October 7, 2025

Motion to adjourn meeting at 8:37 pm by Ryan Mapstone. Supported by Carmen Loar. **Motion carried.**

These minutes were recorded by Carmen Loar.