

Palmyra Township
Planning Commission Regular Meeting
December 2, 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: 2

Members reviewed agenda and added solar ordinance and overlay district discussion with Township Supervisor David Pixley. Motion by Carmen Loar to approve agenda as amended, carried by Dean Schnieder. **Motion carried.**

Motion by Dean Schnieder to approve November 17th, 2025 Special Meeting minutes as written, carried by Ryan Mapstone. **Motion carried.**

Public Comments

- David Pixley thanked members of Planning Commission for their work on the solar amendments. Members informed Blissfield and Deerfield project moved on to the MPSC.
- John Turpening clarified a previous vote by the Planning Commission to send the solar ordinance to Foster Swift. Turpening questioned if the entire solar ordinance was reviewed, or just the escrow and decommissioning. Pixley informed members that he requested a full review, but was not sure if that was done. Pixley questioned that ordinance was not reviewed by Mike Homier and there was not escrow and decommissioning information added to wind and battery storage. Pixley to request Township Board send ordinance to Foster Swift with detailed information regarding the need to review the ordinance in full and ensure continuity throughout the ordinance.
- John Turpening clarified the intent for the Renewable Energy Overlay District. Pixley reviewed minutes from Township Board meeting and agreed Planning Commission and Township Board are on the same page with understanding there are more than 1,600 acres available within, but any proposed project is not to exceed 1,000 net acres.

- David Pixley informed members that Manor Farms water system will need to be addressed in the next two years, per State guidelines.
- Dr. Craig Dunham asked if anyone listened to Senator Joe Bellino comments made on WLEN Saturday morning. Encouraged members listen to the information regarding data centers. States Bellino stated solar power is not enough to power data centers. Requested Planning Commission review what is a data center and the changes that it would bring to the community. Requested members to request PA 233 be repealed to higher levels of government and expressed concerns over the State of Michigan overturning previous votes regarding wind and solar.
- David Pixley spoke regarding various challenges facing the Township and steps the Planning Commission and Township Board can work together.

Written Comments

- None

Old Business

Request for Foster Swift to review the Solar Zoning Ordinance

- Covered during Public Comment time with Pixley. Board to request review at the next meeting.

New Business

2026 Planning Commission Meeting Schedule

- Monthly meetings to be scheduled on 1st Tuesday of the month for 12 meetings next year.

Schedule Public Hearing for Amendments to Zoning Ordinance: Article VIII, Section 8.13 (C)(22) Decommissioning and Addition of subparagraph (23), Escrow; Deletion of Section 8.13 (C)(22)(k)

Data Centers

Next meeting: December 17, 2025

Motion to adjourn meeting at 8:52 pm by Dean. Supported by Vivian. **Motion carried.**

These minutes were recorded by Carmen Loar.