

Palmyra Township
Planning Commission Meeting
October 15, 2024

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

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

Absent: None

Audience in attendance: 9

Motion by Ryan Mapstone to approve agenda as presented, carried by Carmen Loar.
Motion carried.

Motion by John Turpening to approve September 17, 2024 Special Meeting minutes as written, carried by Rich Beauleaux. **Motion Carried.**

Written Comments

- None

Public Comments

- None

Old Business

Compatible Renewable Energy Ordinance (CREO)

- Further discussion regarding location, setbacks, workable ordinance with overlay, and a CREO with overlay.
- David Lacasse recommended leaving the existing ordinance regarding solar projects under 50 megawatts in place
- John Turpening expressed interest in honoring the referendum vote. Stated he is interested in voting on CREO with a 700 acre overlay district previous presented to the Planning Commission. ESA stated that size of an overlay would not work for their project and stated they would go to the MPSC for approval. Turpening presented information regarding upcoming litigation. Stated there are multiple townships currently in the process of joining

together to sue the State of Michigan over PA 233. Mark Crane stated he is interested in voting on the original 700 acre overlay district.

- David Lacasse stated he believes any CREO must match PA 233 exactly or it would be legally deemed not a CREO. Any overlay within a CREO would not be considered a CREO. Any other solar companies interested in building in Palmyra would not be legally obligated to start with the Planning Commission and would be allowed to go to the State for approval.
- Planning Commission reviewed redline document provided by ESA. Lacasse argued that some of the text would override the current ordinance regarding 50 megawatts or less. ESA to re-draft document and submit to Planning Commission for review prior to the next meeting.
- Discussion regarding decreasing the size of the proposed 6,000-acre Solar Overlay District. ESA to provide a revised map.
- All members of the Planning Commission to watch upcoming meeting with MTA on their recommendations for implementing PA 233. Education to take place on Thursday October 17, 2024 at 12:00pm.
- Meeting scheduled for discuss new redline draft, overlay district, and MTA recommendations.

New Business

- Public Hearing for Special Use Application- Brian and Dawn Wilcox scheduled for November 8th, 2024 at 7:00 pm

Next meeting: October 22, 2024 at 7:00 pm

Motion to adjourn meeting at 9:40 pm by John Turpening. Supported by Carmen Loar. **Motion carried.**

These minutes were recorded by Carmen Loar.