

Palmyra Township
Regular Board Meeting Minutes
February 10, 2026

Meeting called to order at 7:08 p.m. by Supervisor Dave Pixley at the Palmyra Township Hall, 6490 Palmyra Rd.

Members present: Dave Pixley, Mark Crane, Steve Papenhagen, Chris Whited

Members absent: Angie Koester

Supervisor Pixley opened the meeting with the Pledge of Allegiance.

Audience Attendance: 10

Agenda: Agenda was approved as amended

Add the following to New Business:

- *Farmland Development Rights Partial Termination Request Application, Frederick Mortolock*
- *Application for the Termination of a Farmland Development Rights Application, Ken Isley*

Public Comment: None

Minutes & Reports

- Minutes: presented by Clerk Whited
- Financial: report presented by Supervisor Dave Pixley
- Fire & EMS: report presented by Chief Paul Rohlan,
- Code Officials:
 - Code Enforcement: report presented by Clerk Whited
 - Building Inspector: report presented by Clerk Whited
 - Electrical Inspector: report presented by Clerk Whited
 - Mechanical Inspector: report presented by Clerk Whited
 - Plumbing Inspector: report presented by Clerk Whited
- Planning Commission: Trustee Mark Crane reported that the Planning Commission met February 3rd, to discuss the LCPC approval of the amendments of the Zoning Ordinance regarding the solar energy escrow and decommissioning. He also stated that the Planning Commission is recommending a one-year moratorium on data centers.
- Drain Commission: Supervisor Pixley reported that he attended the 2026 Central Lenawee Sewer System budget meeting.
- Roads & Bridges: Supervisor Pixley stated that the Board is scheduled to attend the Lenawee County Road Commission annual meeting on March 3, 2026, at 10:00 am.
- FOIA Requests: None
- Park Committee: None
- Land Splits: None

Motion made by Crane and supported by Papenhagen to approve the December 9, 2025 Regular Meeting Minutes, as well as the reports, and place them on file. **Motion carried**

Communications:

- **Man-Nor Farms Preliminary Engineering Report:** Supervisor Pixley reported that he had two meetings with the EPA engineers and EGLE to discuss three different options for water distribution.
- **Man-Nor Farms Possible Water Agreement with Zeeland:** Supervisor Pixley reported that he had a meeting with the Zeeland owner, attorney, and engineer regarding the possibility of supplying water to Man-Nor Farms and the village. He stated that Zeeland proposed the installation of a 12-inch to 14-inch water line in Madison Township and running to the ethanol plant in Riga, with taps installed in Palmyra, the Village of Blissfield, and Riga.
- **Issues with Cistern at 6357 US 223, Eric Dictmer:** Supervisor Pixley reported that the Lenawee County Health Department sent a notice to the Township and to Eric Dictmer, owner of property located at 6357 US 223, stating that an occupancy permit will not be issued due to the unauthorized installation of a cistern. Eric stated that the current well was depleted several times due to neighbor's high usage of water. He stated that he needed an alternative water source and decided to install a closed cistern. He said a neighbor had reported the cistern to the Health Department, and the Health Department claimed that Eric had installed an illegal well. Eric explained that the cistern is not a well, but is a closed water system that receives water from an external source. Eric gave Supervisor Pixley the documentation and specs of the cistern. Pixley will send the documents to the Township attorney Dave LaCasse to determine if the cistern is a permissible water source.
- **RWE Solar Project MPSC Application, Section C-3 of PA 233:** Supervisor Pixley stated that he received a letter from Foster Swift attorney Keith Brown regarding Proposed Intervenor Palmyra Township's Motion for Summary Disposition. Palmyra Twp moves for the Michigan Public Service Commission to dismiss the case under MCR 2.116(C)(4) and Michigan Administrative Code Rule 792.10426 of the Commission's Rules of Practice and Procedure. The motion seeks dismissal of the Application because the Applicant (RWE) ignored a clear and unambiguous statutory mandate and has failed to properly invoke the Commission's jurisdiction. Public Act 233 of 2023 ("PA 233") requires an applicant to hold a public meeting "in each affected local unit" before seeking a siting certificate from the Commission. Applicant's proposed project is located entirely within Palmyra Township, yet the Applicant never held a public meeting there. Thus, the Applicant failed to comply with a mandatory, jurisdictional prerequisite before submitting the Application. Accordingly, the Commission lacks authority to consider the Application, and it must be dismissed.
- **Letter from Jason Morrison Regarding 4204 Rouget Rd, - Driveway Placement on Septic Tank:** Supervisor Pixley reported that the Lenawee County Drain Commission sent a letter to the owner of property located at 4204 Rouget Road. The letter states that the placement of the driveway on top of the septic tank is a violation, and the driveway must be removed. If the homeowner does not remove the driveway, the Drain Commission will remove it, and the cost will be the responsibility on to the property owner.
- **PFD Siren Placement:** Supervisor Pixley reported that he had looked at the current PFD siren and found that it is in good condition with the exception of the legs, which can be repaired. He stated that FSS has scheduled a demonstration of a new siren system that can be heard within a radius of 13 miles. This demonstration will take place March 19th at the Lenawee County Fair Grounds. FSS stated that the system is ideal for a county emergency alert system.

- **Fence Repaired Along the Twp Hall Driveway & Field:** Clerk Whited reported that the fencing along the driveway was repaired by Astro Fence. Clerk Whited was also given an estimate for the replacement of the remaining fencing. The Board would like to examine the fencing to see if it needs repaired.
- **Timeline for Construction of the New PFD Station:** Trustee Papenhagen reported that the construction of the new fire station will begin in April and should be completed by January 1, 2027.

Unfinished Business:

- **PFD Building Subcontractors:** Motion made by Whited and supported by Crane to accept the bids of the following subcontractors:
 - Water Well Services – Well water pump system - \$17,069
 - Amish Outdoor Buildings – Pump house for well water pump system - \$4200
 - Citizen Gas Fuel Company – Installation of gas line - \$1500
 - Adrian Electric & Generator – Installation of electrical system - \$89,900
 - Evans Lake Mechanical Systems – Installation of mechanical system - \$65,000
 - Jim Coffey & Sons Plumbing – Installation of plumbing system - \$38,875
 - FSS Technologies– Installation of PA system, \$1,197; installation of access system, \$7,200; installation of camera system, \$13,178

Roll call vote: Crane – yes; Papenhagen – yes; Whited – Yes; Pixley – yes; Koester – absent
Motion carried

- **PTFD –**
 - **Employment applications:** None
 - **Probation terminations:** None
 - **Resignations:** None
- **Farmland Development Rights Partial Termination Request Application, Frederick Martolock:** Motion made by Pixley and supported by Whited to approve the Farmland Development Rights Partial Termination Request Application submitted by Frederick Martolock for PA0-127-1050-00; PA0-127-1700-00; & PA0-128-2050-00. **Roll call vote:** Crane – yes; Whited – yes; Pixley – yes; Papenhagen – yes; Koester - absent **Motion carried**
- **Application for the Termination a Farmland Development Rights Application, Ken Isley:** Motion made by Pixley and supported by Crane to approve the Application for the Termination of a Farmland Development Rights Agreement submitted by Ken Isley for PA0-104-2600. **Roll call vote:** Whited – yes; Pixley – yes; Crane – yes; Papenhagen – yes; Koester - absent **Motion carried**
- **PFD Memorial Day Pancake Breakfast:** Motion made by Whited and supported by Pixley to allow the PFD to host their Memorial Day pancake breakfast at the Palmyra Township Hall on Monday, May 25, 2026 from 7:00 am to 10:00 am. **Motion carried**
- **PFD Lowes Credit Card:** Postponed until March 10th regular meeting.
- **PFD Fire Station Colors:** Postponed until the March 10th regular meeting.
- **PFD Offices:** Motion made by Pixley and supported by Papenhagen to allow Supervisor Pixley to purchase laminate flooring, base boards, and cabinets for the PFD offices at cost that shall not exceed \$3,000. **Motion carried**

- **Agreement for Election Services Between Lenawee County & Palmyra Twp:** Motion made by Pixley and supported by Whited to accept the Agreement for Election Services Between Lenawee County & Palmyra Twp. **Motion carried**
- **Sale of Twp & PFD Chairs, Tables, & Racks:** Motion made by Crane and supported by Whited to allow the PFD to sell the Twp and PFD tables for \$15 per table; chairs for \$2 per chair; horizontal chair racks for \$5 per rack; and \$20 for a large black glass cabinet. **Motion carried**
- **Cemetery Commission – Cemetery Fencing:** Postponed until the March 10th regular meeting
- **Cemetery/Twp Groundskeeping:** Motion made by Whited and supported by Pixley to accept the D & C Lawn and Landscape contract of \$18,800 for cemetery, township, and park groundskeeping. **Motion carried**
- **Amendment of Zoning Ordinance – Solar Decommissioning & Escrow:** Motion made by Pixley and supported by Crane to adopt Ordinance 25-08, amending the decommissioning and escrow language in Article VIII, Section 8.13(C)(j); Section 8.13(C)(22)(k); and Section 8.13(C)(23) as follows:

Amendment to Subparagraph 8.13(C)(22)

A. Section 8.13(C)(22)(j) is amended to read in its entirety as follows:

j. The decommissioning plan shall be written to provide security to the Township for 125% of the cost to remove and dispose of all panels, removal of all wiring, footings, and pilings, (regardless of depth), and restoration of the land to its original condition. The value of decommissioning shall be determined by a third-party financial consultant or engineer selected by the Township and paid for by the developer. The decommissioning security shall be paid in cash to the Township. Once the value of decommissioning is determined, it shall be updated on a periodic basis of not less than every 2 years and additional security shall be required based on the average inflation rate of the preceding 2 years.

B. Section 8.13(C)(22)(k) is deleted.

C. The remainder of Section 8.13(C) is renumbered consistent with the existing numbering structure.

Addition of New Subparagraph 8.13(C)(23)

A new subparagraph 8.13(C)(23) is added and reads in its entirety as follows:

23. A deposit for an escrow account in an amount set by resolution or fee schedule approved by the Township Board. The escrow account is used to cover all costs and expenses associated with the special land use review and/or approval process, which costs can include, but are not limited to, review fees of the Township Attorney, Township Planner, Township Engineer, and other Township qualified professional consultants in the areas of electrical, acoustics, environmental, and health and safety, as well as any reports or studies which the

Township anticipates will be required during the review and/or approval process for the application. At any point during the review process, the Township may require that the applicant place additional monies into escrow with the Township if the existing escrowed funds on account with the Township will be insufficient, in the sole determination of the Township, to cover any remaining costs or expenses with the review and/or approval process. If additional funds are required by the Township to be placed in escrow and the applicant refuses to do so within 14 days after receiving notice, the Township will cease the zoning review and/or approval process until and unless the applicant makes the required escrow deposit. Any escrow amounts more than actual cost will be returned to the applicant. An itemized billing of all expenses will be provided to the applicant upon request.

Roll call vote: Papenhagen – yes; Crane – yes; Whited – yes; Pixley – yes; Koester - absent

Motion carried

- **Purchase of 13 Electronic Door Locks:** Motion made by Crane and supported by Papenhagen to allow the Supervisor to purchase from Lenawee County 13 electronic locks at a cost of \$2,000. **Motion carried**
- **River Raisin Watershed Membership:** Motion made by Crane and supported by Papenhagen to renew the River Raisin Watershed Membership at a cost of \$208, and appoint Jim Isley and Mark Crane as the delegates. **Motion carried**

Bill Payment

Motion made by Pixley and supported by Crane to allow the Clerk to pay all Township and PTFD bills.

Motion carried

Adjournment

Motion made by Papenhagen and supported by Pixley to adjourn at 10:03 p.m. **Motion carried**

Next Regular Meeting: March 10, 2026