

Brady Township

Board of Trustees Solar Public Hearing & Monthly Minutes

August 2, 2023 @ 7pm

Meeting called by: Supervisor, Steve Kienitz

Type of meeting: Public Hearing

Attendance: Supervisor, Steve Kienitz, Clerk, Beverly Wenzlick; Treasurer, Patricia Goodrich; Trustees, Glen Reeves and Aaron Somers. Township Attorney Leslie Abdoo + 66

Approval of Agenda: Motion by Somers supported by Reeves to: Approve agenda. Motion Passed 5-0

Minutes

Supervisor- Kienitz Opened Floor to comments on Proposed Solar Ordinance Amendments meeting.

Township Attorney Abdoo- gave brief summary on purpose and guidelines Hearing.
Clerk. Wenzlick handed Board members letters from Don Wirostek, Laurcien Edgar and 8 letters from residents concerning the Ordinance being discussed. (received prior to meeting)

Dave Sadilek- Great opportunity for landowners and Township
The township is looking for revenue for a fire truck.
How can the board turn down new revenue and raise taxes?
Did the Board address new MI solar laws?
Ordinance will cost serval millions in revenue.
The board must make decisions based on facts.

Tom Holcomb- Property owners' rights should be restricted to solar as in other rules of township.
I would pay extra taxes, instead of looking at solar farms.
People getting solar farms will not put by their home.

Cindy Braeutigan- Do not want.

If going to be put in township, we need restrictions.

Roger Callard- Legacy-Historical account of history 2-3-4 generations, what are we going to leave behind?
Promise anything, contracts can be broken.
If we put in place restrictions, they are going to benefit all.
We all live with restrictions. Let's make sure these are enforced.

Margret Harvey - toxins in panels. Concerns over damaged solar panels, leak when broken.
New bill in Lansing-set fees-because will cast lower taxes.
Solar farms-industrial-not small
Loses of home value

Should not put into service profit for some and damage to all.

Ruth Wilhem- Now that Township cannot decide to have Solar Farms, that we are just setting guidelines.
Waste from batteries toxic
Concerns over what we put in soil will affect people, plants, animals.

We need rules.

Is the Board voting on rules today?

Breadbasket of world concerned of losing production of food and water. Will affect generations after us.

Concerns of tearing our township apart

Will not lower electric bill, no benefit to township residents.

Dave Puskar- Privately owned property

(Attorney) Understand position of Board

Opposed to restrictions.

Concerns over wording of Ordinance

Limited size will cause many more pieces of property across township.

Concerns over fencing language

Choice to make – pump breaks or push through ordinance.

Did not get all FOIA information requested.

Poison Pill comment

Board did not do enough studies or research to create ordinance, reconsider ordinance.

Debbi Newton-Respect, dignity, accountability, seek to be.

2018 Ordinance clear and effective at time

Clear honest leadership and integrity is needed by the Board.

We all value meaningful revised ordinance to be just for all.

Linda Locey- Property owners will not benefit, only farmers.

Concerns over health issues

Why are we putting them in, get priorities straight.

Peter Sinclair- (sun101.org his web site)

1) Toxic- interviews show no contamination of land and water.

2) Property values- no negative input

3) Payments in lieu of taxes-\$7000 year per megawatts

4) Budget Bill- \$5000 per megawatts

5) Keeps farmland into business

6) Safe, clean, quiet- soli better than we started

Becky Corrin- Sister is real estate agent-disagree with last statement.

Farms need to do their due diligence 1% of the community should not control what is being done.

Should not surround area.

Effects land, water and people

Master Plan-keep rural

Patsy Johnson-God gave us land for food and cattle, don't let that evil get here. God gave us this land we need protect it.

Cindy Braeutigan-How long have these studies gone on, how do we know what will happen in the future with solar. We need regulations, if it's going to be here.

Rosa Jones- 1 acre of corn will take 18 lbs of carbon back out of atmosphere. 35 tons of carbon will go back into atmosphere. Will not prevent global warming.

25% of populations food or nutrition deprived.

1% will benefit.

Sell land if you don't want to farm.

Consumers are only into it benefit-get tax breaks and grants.

Played recording of noise for solar farms, what would you pay a year to stop noise?

Heather Wirwicki-DTE info-move soil, grade soil to put in panels and farms.

Gave Board print out form Saginaw Futures -taxes.

Solar will not power Michigan-Statement from CEO

Gave other paperwork to Board on solar.

Ensure property value will not go down.

Concerns over fires at solar farms

Bob Callard- Property owner, born and raised here. Comment on history of area
Why would we want loss of property value, loss of quality of life of our community?
Contaminations from frozen and broken panels, hail and storm damage
Loss of wildlife
Loss of local business due to reductions of ag
Recycle end of life of panels
Cost related to reusable Solar- 5 hours a day.
Juddville Solar farms rolls between solar panels dried weed, fire hazard.

Troy Haughton-Resident

Been against solar. Will not sell to solar and decrease value of my neighbors.

Chapin and Brady maps of Solar

Asked Consumers at Solar event they hosted at Brady Township Hall can they pull out
(DTE can) Will they sell to another company, would not give information. Can farmers trust
Consumers contracts. Consumers gave no information to the Board on contracts or projects.

Gloria Soukup-Ordinance is a good thing.

Not allowed lead

Thanked the Board for work on ordinance.

Chris Tomac- Thanks for buffer on wetlands

Surface water run off -nothing in ordinance-consider.

Darrell Soukup-Start out small-add some later.

Spread over township-not a lot of people will give up their land.

The majority should rule.

Carl Braeutigan- Live here, family on township Board over past

Can't do anything I want with my land (I know it's mine, but follow other rules)

Not big on historical data, surveys and data can give different aspects and different results.

The news found that down the road not everything that started out well ended good.

Farmers not wanting to farm-sell to other farmers.

Can't make a perfect contract-can change down the road. Believe the Board should pass now.

Kienitz asked if there were any more comments.

None

Motion by Reeves supported by Goodrich to adjourn Public Hearing and open Monthly meeting.

Motion Passed 5-0

Adjourned 8pm

Meeting called by: Supervisor, Steve Kienitz

Type of meeting: Monthly

Minutes: Clerk, Wenzlick, presented copy of last month's minutes. Motion By Reeves supported by
Somers to: Accept clerk minutes with one spelling correction. Motion Passed 5-0

Treasurer's Report: Treasurer, Goodrich, [presented Monthly Treasurer's report. Motion by Reeves supported
by Somers to: Approve Treasurer's Report as presented: Motion Passed 5-0

Minutes

Committee Reports

Board of Review: July Board of Review had 3 error corrections.

Cemetery: Kienitz and Justin Myers Excavating walked land at Ridge Road Cemetery round pond area to discuss cemetery expansion project. Motion by Goodrich supported by Reeves to: spend up to \$400 to get bulldozer work done around pond at Ridge Road Cemetery. Motion Passed 5-0
Two cemetery lots sold at Ridge Road Cemetery, 1) Lyle & Darlene Payne Lot 426 plot 5
2) Jacob and Joyce Powell Lot 440 plot 5,6
Work done on Ridge Road Cemetery Drive. Motion by Reeves supported by Goodrich to: Pay Steve Tkaczyk when the bill is received. (\$2100 driveway+\$200 black dirt Motion Passed 5-0

Hall: Driveway cement work scheduled to start Sept 5, 2023

Planning: Quarterly meeting August 3, 2023

Roads: 2 culverts paved over. Brine should be done before Old Gas Tractor Show

Old Business

Grays new fee schedule was approved by Kehoe. The clerk will combine old and new fees schedule on one printout. The clerk will present it to the Board for approval at the next meeting, with start date January 2024.

New Business

Solar Ordinance- Leslie Abdo-Township Attorney-Gave actions that the Board could take now, after the Planning Commission Public Hearing in June and the Public Hearing tonight.

- 1) Approve as recommended
- 2) Approve with amendments
- 3) Reject
- 4) Send back to Planning Commission
- 5) Table or post pone action

Kienitz asked for a response from each Board member.

1) Reeves

working on it for 2 years

1 side for 1 against

Can go bigger, never go smaller error on side of caution.

Do not want to turn our township into Juddville

2) Wenzlick

Reviewed our Master Plan-large solar farms do not comply with it

Look at several other solar ordinances to see what we needed to incorporate into ours

Received several document from containment to taxes, from wildlife to health issues.

Listen to both sides for and against at our meetings, several letters and e-mails.

Majority of township not in favor of solar

Our job is hard, but we have to do what is best for the township as a whole.

3) Goodrich

Went back and forth both ways.

Good people on both sides

Start small, feel this is right.

4) Somers

No comment

5) Kienitz

Almost 2 years into project

Everything been said and repeated.

365 acres at Lapeer cannot compare to 2000 acres.

Traveled around to see solar farms. Consider them as an Industrial Solar Plant

Some issues will have to be addressed with special use permits.

After comments by all Board members, Kienitz asked if there was further action on the ordinance.

Wenzlick offered resolution to adopt the Solar Farm Ordinance Amendments as presented. Seconded by

Reeves. Action moved to Roll Call Vote

Kienitz-yes Goodrich -yes Reeves- yes Wenzlick-yes Somers -abstained

Nays- None

Solar Farm Ordinance # 08-2023 adopted Augusts 2, 2023

Policy Enhanced Access to Public Records presented to Board by Assessor. Motion by Wenzlick supported by Reeves to: Adopt Brady Township Policy Enhanced Access to Public Records. Motion Passed 5-0

Motion by Wenzlick supported by Reeves to: According to Assessor's recommendation charge \$3.00 per parcel for fee for Enhanced Access to Public Records Policy. Motion Passed 5-0

Somers asked questions concerning taxes on parcel of land 50% wooded for ag. Kienitz will contact Assessor to see what the assessment is and who decides it.

Public Comment

Wilhelm- What does this mean about Solar Ordinance?

Kienitz-Ordinance approved, but there are no pending applications for projects.

Holcomb-Violations according to the Ordinance

Consider mic for future meetings (hard to hear comments with large group

Corrin- How will residents know when there are applications for Solar Farms

Kienitz - Each application will have a Public Hearing for Special Use Permit. Notice will be in paper and adjacent landowners will receive letter in mail.

Pay Bills

Motion by Somers supported by Goodrich to: Pay bill for August totaling \$15,637.74. Motion Passed 5-0

Adjournment

Motion by Reeves supported by Wenzlick to: Adjourn Motion Passed 5-0

Supervisor, Kienitz adjourned meeting at 8:50 pm

Minutes Submitted by Clerk, Wenzlick

Minutes Approved

Date
