

MINUTES OF THE REGULAR MEETING OF THE INGERSOLL TOWNSHIP PLANNING COMMISSION, ON MONDAY, JANUARY 16, 2023, 6:30 P.M., TOWNSHIP HALL, INGERSOLL TOWNSHIP, MIDLAND, MICHIGAN

1. Meeting was called to order at 6:30pm by Chairperson Mapes
2. Pledge of Allegiance to the Flag
3. **Roll Call**
Present: Mapes, Graebner, Kipfmiller, Loeffler, Sian, K. Nielsen, Shaffner
Absent: None
OTHERS PRESENT: Jerry Nielsen Township Zone Enforcement Officer, and eleven (11) others.
4. **Approval of Minutes** – Kipfmiller made motion to approve the minutes of December 5, 2022, Shaffner seconded the motion.
Yeas: Mapes, Graebner, Kipfmiller, Loeffler, Sian, K. Nielsen, Shaffner
Nays: None
Motion carries 7-0.
5. **Approval of Agenda** – Planned agenda approved
6. **Public Hearings** – Public hearing opened at 6:33 with Mapes covering the changes to Solar Ordinance, 6:53 change review finished and open to public comments.

Ron Garrett – Commented that with the changes it would be good to know what commission is looking to address with changes. Solar is lease intrusive and won't cause many impacts. A little lost on what is trying to be addressed, feels full rezone is not appropriate. Feels if go to industrial or other required classification then that property now has those rights. Questions what the issue is with non-contiguous and why omitted.

Kim Heisler – Commented on the rezoning to get into 1 of the 5 approved zones, has concerns with that being required. Will not reflect the master plan and would prefer special use or conditional rezone be used to prevent reclassification and post usage issues with being rezoned. Commented on fencing and required use of chain link fence, would rather say woven type fence something more aesthetically appealing.

Comments from non-residences 6:59

Matt Drennan – ESA Rep. Voiced concerns with not permitting lines over roads, felt that was over restrictive is lines meet electrical requirements. Also commented on

the decommissioning and need to fully remove commented that it's more harmful to land to go below surface and remove everything then to stop at 36 inches for example.

Emily Palacios – Planner turned land use attorney. Spoke about desire for companies to bring renewable to area and they feel agriculture is a better fit. Commented that full decom is standard in Michigan, feels that requirement is not out of line with typical requirements in the state. Noted that fencing doesn't need to be chain link and height requirements are electrical code, but style can be set by commission/township. Commented on landscaping and the setback wasn't sure if that is defined well in the changes and suggested we consider how that is maintained is wide and can it be used by farmer potentially. Noted that special land use gives township the ability to deal with unique situations.

Public hearing closed at 7:11.

Sian made motion to table draft until further review, Shaffner seconded the motion.

Yeas: Mapes, Graebner, Kipfmiller, Loeffler, Sian, K. Nielsen, Shaffner

Nays: None

Motion carries 7-0.

7. **Commission Elections**

Secretary:

Motion was made to appoint Graebner as secretary by Kipfmiller and seconded by Sian.

Yeas: Mapes, Graebner, Kipfmiller, Loeffler, Sian, K. Nielsen, Shaffner

Nays: None

Motion carries 7-0.

Vice Chairman:

Motion was made to appoint Kipfmiller as vice chairman by Shaffner and seconded by K. Nielsen.

Yeas: Mapes, Graebner, Kipfmiller, Loeffler, Sian, K. Nielsen, Shaffner

Nays: None

Motion carries 7-0.

Chairman:

Motion was made to appoint Loeffler as chairman by Nielsen and seconded by Shaffner.

Yeas:, Loeffler, K. Nielsen, Shaffner

Nays: Mapes, Graebner, Kipfmiller, Sian

Motion denied 3-4.

Motion was made to appoint Mapes as chairman by Sian and seconded by Kipfmiller.

Yeas:, Mapes, Graebner, Kipfmiller, Sian

Nays: Loeffler, K. Nielsen, Shaffner
Motion carries 4-3.

Results: Chair- Mapes, Vice Chair- Kipfmiller, Secretary - Graebner

8. **Old Business** – None
9. **Public Comments** – None
10. **Report of the Board** – Passed the mining permit for Sasse Rd.
11. **Report of the Zoning Enforcement** – No items to add.
12. **New Business** – None
13. **Items for Next Agenda – February 20, 2023**
14. **Adjournment**

Motion was made to adjourn by Loeffler and seconded by Shaffner at 7:50pm.

Yeas: Mapes, Graebner, Kipfmiller, Loeffler, Sian, K. Nielsen, Shaffner

Nays: None

Motion carries 7-0.