

July 6, 2020 Meeting held via teleconference

7:42 meeting called to order by Chairman Jack Penegor,

Verbal Role Call: Present Planning Commission members were Norm Fleury, Theresa Chenier, Dean VanLoon, Ray Hughes, Tom Rymkos, Cliff Barron

Jack lead all by reciting the Pledge of Allegiance

Public Comments: Bob Barron would like solar to proceed.

Jack acknowledged that being unable to meet face to face has caused delays that could not be helped due to the Covid-19 restrictions.

Cliff Barron questioned why they are not working on the Ad Hoc finding as directed to do so from the Board. C. Barron made a motion to add Ad Hoc Committee report and potential Solar Farm Ordinance to the evening's agenda. Motion was second by Tom Rymkos.

Members vote: C.Barron **YES** T.Rymkos **YES** D.VanLoon **NAY** N.Fleury **YES** T.Chenier **NAY**. J.Penegor **YES** Motion carried **4 Yes** to **2 Nay** to accept Ad Hoc and Solar on agenda.

Jack suggested we keep Ad Hoc and Solar on the Agenda as OLD BUSINESS of future meetings

Zoning Permits: Al Gareau, will send copies of current zoning permit requests to all ETPC members via email on Wednesday.

T. Chenier made motion to make correction to June 4, 2020 minutes to say she has completed several MTA webinars and is nearing her certification. Herself and Dean V both completed MSU webinar. N. Fleury second motion. Members vote: N.Fleury **YES** D.VanLoon **YES** T.Rymkos **YES** T.Chenier **YES** C. Barron **YES**. Motion carried by unanimous YES vote to accept June 4, 2020 minutes as amended.

Blyte Ordinance updates included Al Gareau stating R. LaBumbard informed him that he sold his property and will be cleaning it up.

Member Comments: Barry King resigned position on ETPC. Ray Hughes commented Ken Brunette is searching for new member.

Cliff asked Ray is there will be a copy of the grant from Orion? Ray responded that no offer has been made. The closed session of the Township Board and the Attorney can not be discussed. There is lawyer-client confidentiality to be followed.

Jack approved to set up meeting with CUPPAD to assist and consult with completion of bylaws and planning commission ordinance. Tom R felt bylaws should be a Board responsibility. Theresa C said bylaws need to be signed to stay compliant. Jack would prefer an in- house meeting to review documents.

UNDER OLD BUSINESS:

Larry Begalle submitted a site plan for garage construction. Next required steps are to

complete an application and then set meeting with Zoning Board Appeals to request change.

Dean V inquired if there needs to be a principal residence on the property. Discussion was made that the existing use of property has always been commercial.

Cliff B made motion to go to ZBA because there is no residence. A variance is required to construct a garage between road and residence. Tom R second motion. **Verbal vote: Cliff B YES Tom R YES Theresa C YES Dean V YES Norm F YES. Motion carried with 5 YES votes.** Jack will send Mr. Begalle a follow up letter

Discussion was held regarding future meetings with Jack stating COVID19 and Governor's Executive orders has had many implications. Norm F suggested using the Gladstone High School Auditorium. The Chenier Field Pavilion was discussed as an option for August meeting. Being outdoors would allow up to 250 people. Masks are still required.

Cliff B discussed holding Aug 3, 2020 meeting for **Robert Barron public hearing** at the Pavilion. Norm F made motion to accept pavilion at Chenier Field as the meeting site of the Planning Commission August 3, 2020 meeting. Cliff B second motion. Verbal Vote: **Norm F YES Cliff B YES Tom R YES Theresa C YES Dean V YES. Motion carried with 5 YES votes.**

Notification will be sent to residence within 300 feet. The crowd will be outside. Cancellation is possible because of weather. Masks are required. Time of meeting may need to be earlier than usual 7:30 because of daylight concerns. Start time will be 6:30pm.

Jack made the following comment: Solar came to us requesting a special ordinance, There could be a time when Orion is not around, Ad Hoc Committee addressed a lot of concerns including complaints of water contamination, wildlife disruption, setbacks, possibility of project going belly up and township is left with a white elephant, It is apparent to me no one read the report. All the biggest concerns were put together. Theresa C stated she did read the book and there should be limits or it could set a precedence for other companies to come in under the special land use permits. The land always stays. It can't be a continuous change. The township needs to be the protector of the land.

Dean V said CUPPAD is a good idea. How much will this cost? How many hours do we have left. Theresa C said 10 hours. CUPPAD has been valuable resource. She would like to start to discuss the Ad Hoc findings breaking it down into 2 sections per meeting starting with putting Fire Department Emergency and ground water on August Agenda.

Cliff B thanked members for participating

PUBLIC COMMENTS:

Warren Bovin : There could be a legal risk at stake. Please think carefully. He had concerns regarding bribery from Orion. Jack confirmed there has been no money in any body's pockets from Orion.

Theresa Norton: By laws, policy and procedure for ETPC to follow, conflict of interest.

Barry King: Has feeling there is conspiracy to stop Cliff and solar from moving forward.

Vicky Gobert: Meeting tonight was a good job, 3rd teleconference and everyone is getting use to it.

Board Comments:

Ray H said there was no offer from Orion.

Theresa C informed the board the books she ordered arrived. Contact her if you would like to sign one out. These are Township property and need to be returned.

Motion to adjourn made by Cliff B Theresa C second motion. **Verbal vote: Cliff B YES Theresa C YES Tom R YES Dean V Yes Ray H YES Norm F YES.**

Motion to adjourn accepted at 9:29 pm.

**NEXT MEETING WILL BE AT CHENIER FIELD PAVLION AT 6:30 PM MONDAY
AUGUST 3, 2020**

