

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
January 9, 2019**

MEMBERS PRESENT: Chairman Bruce Calhoun, Vice Chair Dave Shields, Secretary Rob Hollenback, John Allen, Carol Dowsett, Fred Jackson, Paul Snyder, Pat Miller

Attorney David Lattie

Planning/Zoning Administrator Charm Healy

Building Official Matt Place

P.Z.A.OS.CE. Jeremy Smith

OTHERS PRESENT: John Krueger, Brian Hergeneder, Tim Elkins, Jim Dowsett, Jim Morey

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 7:00 p.m. at the Davison Township Municipal Building, 1280 N. Irish Road, Davison, MI 48423 and the pledge of allegiance was recited.

PREVIOUS MINUTES

MOTION BY SNYDER, SECOND BY HOIST to approve the December 12, 2018 regular meeting minutes as presented. Motion carried unanimously.

TABLED ITEMS

None

PUBLIC COMMENT

The public comment period was opened at 7:03 p.m. and there were no comments. It was closed at 7:03 pm.

OLD BUSINESS

None

NEW BUSINESS

Discussion on Solar Energy Systems

Adam from Wade Trim gave the discussion about Solar Energy Systems. The farms are considered small scale or large scale, the small scale are used by a single end user to offset the electricity for the parcel the solar panels are on. The large scale farms are more for utility companies they are design to be used by more than one end user. The taxes were discussed previously and the State Department of Treasury have instructed Assessor's that solar panels are to be considered industrial personal property which could be a loss of revenue to the township.

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The pros and cons were discussed previously and he reviewed them again. Then he discussed what zoning district the township would be interested in allowing these farms to be developed.

There was discussion about the wording in the ordinance such as if the facility becomes abandon, the Special Condition Use, only allowing the small scale facilities, escrow funds, the size of a typical solar panel. More about the amount of energy collected per panel, the fact that the times are changing to use more of these types of systems and what the next step is.

Adam stated that the board needs to give some directions as to the wording for the ordinance, what size facilities, and what districts they would like them in. There was some suggestions of starting with the small scale keeping to roofs or only in backyards or commercial lots, possible fencing for those that would have adequate property, at least an acre and neighbors approval, putting Special Condition Use on small scale. Not allowing in front and side yard areas, the possibility of making an overlay district, preserving residential, farm land and industrial lands and if a solar farm would be beneficial to Davison Township. Possibly having an overlay with a substation, the fact that there is someone interested in a site right now that may not ever develop if this doesn't go through.

The Chairman took a vote of who was in favor of allowing Solar Energy Systems in Davison Township. Carol Dowsett abstained and all other board members were in favor.

It was decided to have Wade Trim work with Charm on the wording of the ordinance, then having a meeting to discuss the wording before holding a public meeting to approve the new ordinance.

INFORMATIONAL ITEMS

The Lapeer/Irish Road project should receive county permits within the next month.

ADJOURNMENT

The meeting was adjourned at 8:16 p.m.

Rob Hollenback, Secretary