

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
December 12, 2018**

MEMBERS PRESENT: Chairman Bruce Calhoun, Vice Chair Dave Shields, 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

MEMBERS ABSENT: Jackie Hoist, Rob Hollenback

OTHERS PRESENT: Brownie Newman, Jim Dowsett, Cindy Shields, Robert Hilgendorf, Charlie Hilgendorf, John Krueger, Jim Morey, Ron Simmons

CALL TO ORDER

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

The new commissioners, John Allen and Carol Dowsett were officially sworn in.

PREVIOUS MINUTES

MOTION BY SNYDER, SECOND BY JACKSON to approve the November 14, 2018 regular meeting minutes as presented. Motion carried unanimously.

TABLED ITEMS

None

PUBLIC COMMENT

The public comment period was opened at 7:04 pm and there were no comments. The public comment period was closed at 7:04 pm.

OLD BUSINESS

None

NEW BUSINESS

Discussion on Solar Energy Systems

Charm stated that the packet contained the tentative ordinance text that will be discussed at the next regular Planning Commission meeting. She asked the board to look them over and to please have any questions, concerns or changes ready for that meeting. She also put a packet

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together with different articles and discussions about solar farms for information. She discussed the performance bond, upkeep of the property, the setbacks on the property and possible landscaping.

There was further discussion about things that were needed to build a solar farm and that the property could become exempt of regular taxes, the personal property would be taxed, however there is discussion about the state getting rid of personal property tax. Also the zoning district that the solar farm should be allowed in.

Mr. Newman answered questions about the setbacks, landscaping, and maintenance of the grounds, sounds that may be omitted, and contacts in case of an emergency. He also stated that the equipment would be monitored and has safety equipment to shut off remotely. The panels will be 15 foot apart to not cast shadow on other panels and facing south and all connections will be underground and can be connected to power lines along the road, so a substation is not needed on site. The particular parcel for the project that his company is interested in would need about 15 to 30 acres and would have 6-8 foot fencing around the perimeter for safety and security purposes. There are no hazardous materials, made of mostly recyclable materials and must meet the qualifications of the energy company's standards. The panels are pretty weather resistant, are insured for environmental risk issues and are designed to meet all codes. The life span hasn't been measured as of yet but would possible be 30-40 years. It would most likely be 120 days to build the solar farm from start to finish, once all approvals are given from the township and county agencies. He also stated that most ordinances require the performance bond and his company is more than willing to provide the bond to keep the farm running with no loss. As of this date they have had very little to no issues with security problems.

INFORMATIONAL ITEMS

None

ADJOURNMENT

The meeting was adjourned at 8:04 pm.

Rhonda Clark, Recording Secretary