

**PORT SHELDON TOWNSHIP PLANNING COMMISSION**

Meeting Minutes

Wednesday May 25, 2022

6:00 p.m.

CALL TO ORDER: Meeting was called order at 6pm by Chairman DeLeeuw

ROLL CALL:

Timmer, Boersen, Stump, DeLeeuw, Petroelje, Grilley and Monhollon all present

Staff Present: Moore and Capson

APPROVAL OF MINUTES: Timmer and Stump noted a couple typos. Moore said he will correct them. **Motion by Monhollon to approve the minutes subject to typo corrections, supported by Timmer and carried.**

PUBLIC COMMENTS: NONE

PUBLIC HEARINGS: NONE

COMMUNICATIONS: NONE

NEW BUSINESS:

Review of discussions from previous meetings about Multi Family Dwellings and Solar Energy.

**A) Multi-Family Dwellings:**

Moore reviewed his memo regrading options for multiple family dwellings. Currently the zoning does not allow this except as a PUD, and in that case, it is not allowed at a density that is workable. He provided a draft amendment that would amend the Zoning Ordinance to allow greater density in multi-family developments in PUDs. He felt that using the PUD process for multi-family was better for the Township since several previous single-family development applications have used this process and it affords the Township greater control over the project.

The proposed amendment would amend Section 17.04 to eliminate the limit for multi-family density at 1 ½ times density. The amendment would allow 3x density of the underlying residential district or 8 units/acre, whichever is less. Moore also noted that the Master Plan supports this area as a moderate/medium density residential area. Up to 8 units/acre is consistent with Master Plan if all the other support is in place (water, sewer). However, this can be modified by the Planning Commission. Petroelje questioned – won't a developer always want the max density? Moore gave some examples of where a developer has done both – more and less.

Moore also noted that the Township can still control the density if concerns about area, traffic, what is appropriate for the area, and there are other criteria in the PUD chapter that can assist in making that determination.

Deleeuw noted that with the proposed project he has concerns about R-1 district to the East. Moore noted that the project would requires a public hearing. Commissioners agreed to the current language for now. There is still room for adjustments if needed at future meetings.

**B) Detached Accessory Buildings:**

Amend 4.10.5.E add back in language that states that in the AG-1 district, an attached garage shall not exceed 1,000 ft. This had been previously deleted. This would be a public hearing and it only applies to the AG-1 district. DeLeeuw felt this should be increased to 1,200 sq ft and other commissioners agreed. Moore will change the wording to “1200 square feet” instead of 1,000 square feet.

**C) Solar Energy System Regulations:**

Moore reviewed a memo he provided. Solar technology seems to be getting better and more solar development is happening in Michigan. Two topics were discussed: utility scale “solar farms” and small scale solar collectors for individuals.

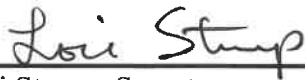
Large Scale systems are the main focus. The Township can regulate height, location, screening etc. It could be permitted in AG-1 and Industrial zones. We have a lot of industrial because of Consumers. After some discussion, the commission was open to a zoning text amendment on the topic, which can be regulated as a special land use for the utility-scale projects. Right now solar farms are totally prohibited – so regulations are preferred. This is a longer-term project. Moore will draft something for next meeting; Irv B will look into getting some Consumers’ representative in to talk to us about it.

ZONING ADMINISTRATOR UPDATES: NONE

UNFINISHED BUSINESS: NONE

David Stebbins from Redstone Land Development LLC made a public comment, and gave a brief update on Road Commission input and his engineer for the proposed project off Stanton and US-31. He was happy with how the meeting went.

**DeLeeuw adjourned the meeting at 7:07 pm**



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Lori Stump, Secretary