

**CHARTER TOWNSHIP OF CLAYTON  
PLANNING COMMISSION MINUTES  
March 19, 2019**

**ROLL CALL**

**Members Present:** Dwight Dennings, Kevin DePottey, Ed McCartney, Dennis Milem, George Sippert, Tom Spillane

**Members Absent:** Andy Suski

**Others Present:** Ken Tucker, Attorney; Deanna Turner, Stenographer

**APPROVAL OF PROPOSED AGENDA**

**Action Taken:** Motion by Milem, supported by Spillane, to approve the agenda of the March 19, 2019 Planning Commission meeting.

**MOTION CARRIED.**

**APPROVAL OF MINUTES -- February 19, 2019**

**Action Taken:** Motion by Sippert, supported by Spillane, to approve the minutes of the February 19, 2019 Planning Commission meeting, as submitted.

**MOTION CARRIED.**

**COMMUNICATIONS**

None.

**REPORT OF OFFICERS AND COMMITTEES**

None.

**PUBLIC COMMENT**

None.

**OLD BUSINESS/DISCUSSIONS**

**1. Public Hearing on Ordinance 2019-484 (Accessory Buildings)**

Mr. DePottey opened the public hearing at 6:02 p.m.

Mr. DePottey closed the public hearing at 6:03 p.m.

**Action Taken:** Motion by Sippert, supported by Spillane, to recommend to the township board approval of Ordinance 2019-484.

**ROLL CALL VOTE:**

Yeas: DePottey, McCartney, Milem, Sippert, Spillane, Dennings

Nays: None.

**MOTION CARRIED UNANIMOUSLY.**

**2. Public Hearing on Ordinance 2019-485 (Height, Bulk, Area, and Placement)**

Mr. DePottey opened the public hearing at 6:04 p.m.

Mr. DePottey closed the public hearing at 6:05 p.m.

**Action Taken:** Motion by Dennings, supported by Milem, to recommend to the township board approval of Ordinance 2019-485.

**ROLL CALL VOTE:**

Yeas: McCartney, Milem, Sippert, Spillane, Dennings, DePottey

Nays: None.

**MOTION CARRIED UNANIMOUSLY.**

**3. Site Plan Review: One Source -- Jack Gould**

Doug Pickett from Rowe Engineering spoke about their review process read from a letter regarding their findings.

Mr. Milem asked if the dumpster is left on the side of the building, how far away will it be from the building. The architect said 24 feet.

Mr. Milem asked Mr. Piggott to get another letter to them.

**Action Taken:** Motion by Milem, supported by Spillane, to bring the site plan back to the Planning Commission at the April meeting and between now and then work closely with Mr. Gould and his architect to get all of the letters and approvals.

**MOTION CARRIED.**

**NEW BUSINESS/DISCUSSIONS**

## 1. Solar Farms Begin Discussion 4-16-19 Meeting

Mr. Dennings sent Mr. Henry and Mr. DePottey information on solar farms. Mr. Dennings said there is a notion that solar panels create noise and all three of the documents explains how much noise a solar panel and its inverter can make.

Mr. Milem asked Mr. Piggott how many solar farms have they reviewed. He said they reviewed the City of Lapeer project and are currently involved in a review of another solar farm that will sit on 200 acres and have 73,000 units. He said they have assisted in drafting solar farm ordinances in different communities around the state. Mr. Milem asked if they could get copies of those.

Mr. Piggott said the panels are silent but the inverters generate a hum. He said it's contingent on how big is the solar array or some equipment may make more noise than others. Mr. Piggott said there are ways to mitigate noise issues such as buffering.

Mr. Sippert asked if any of the local units of government have a way to tax those types of facilities. Mr. Piggott said the Michigan Tax Tribunal is working on rules to modify wind turbines and how solar farms are taxes. He said it is his understanding that they will be treated as a special class of personal property.

### **ADDITIONAL ITEMS**

None.

### **ADDITIONAL COMMENTS**

None.

### **ADJOURNMENT**

**Action Taken:** Motion by Sippert, supported by Dennings, to adjourn the March 19, 2019 Planning Commission meeting.

### **MOTION CARRIED.**

Respectfully submitted,

Deanna Turner, Stenographer

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Kevin DePottey, Chairperson

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Dennis Milem, Secretary