

**MINUTES OF THE AUGRES TOWNSHIP
PLANNING COMMISSION
4th Quarterly Meeting
December 5th, 2022
9:00 A.M.**

IN ATTENDANCE: Chairman Jesse Young, Patricia Tremble and Donna Wilson

ABSENT: Barbara Luberda and Ross Maser

PUBLIC IN ATTENDANCE: Jim Herzog, and Michael Oxley.

CALL TO ORDER: The meeting was called to order at 9:00 am with the Pledge of Allegiance

APPROVAL of AGENDA: Pat Tremble requested an addition to the agenda - to discuss a full review of the township zoning ordinance. Motion made by Pat Tremble to approve the agenda as amended. Motion supported by Donna Wilson. Voice vote. All Ayes. No Nays. Two Absent. Amended agenda approved.

APPROVAL of MINUTES: Chairman Jesse Young noted a mistake in the minutes, blaming Pat Tremble who is usually first to find the clerk's grammatical errors. The use of the word '*presedence*' where it should have read '*precedents*'. Motion made by Tremble to approve the minutes of the November 14th, 2022 Planning Commission meeting (with corrections). Motion supported by Wilson. Voice vote. All Ayes. No Nays. Two Absent. Motion approved

PUBLIC COMMENT: Clerk Michael Oxley reported that Barbara Luberda was not in attendance due to health issues.

BOARD COMMENT: Chairman Young noted that the three board members present consisted of a quorum and that the meeting could proceed. Donna Wilson spoke on the Ordinance Enforcement Officer issue, noting that on page 71 of the MTA Planning and Zoning manual the OEO was discussed. Oxley inquired if other board members wanted a copy of the MTA Planning Commission books, which normally were shared between members. Plans were made to order the most recent PC books for all board members.

GENERAL DISCUSSION - SOLAR FARMS:

Oxley reported that he had requested Turner Township's Solar Ordinance when speaking with Tina Schumacher (Turner Twp clerk), however the document(s) had yet to be received via email. A suggestion was made that the PC board recommend to the township board that the township 'Opt Out' of Solar Farms while a solar ordinance could be written.

After discussion on the wording of a resolution: Wilson motioned the following: "Recommend to the township Board of Trustees to declare a moratorium on commercial solar farms until the time that a township solar ordinance can be implemented". Motion supported by Tremble. Voice vote. All Ayes. No Nays. Two Absent. Motion approved. Clerk Oxley to put said resolution on the agenda for the December 13th, 2022 Board of Trustees meeting.

Chairman Young said with that done, phase 2 would be to compose and adopt a solar ordinance.

ORDINANCE ENFORCEMENT OFFICER:

Oxley related that when the notion of an OEO came up when Supervisor Jim Herzog and himself watched a MTA seminar on the topic. Originally thought that it would be a job which fell to the clerk, Barbara Luberda pointed out (previous meeting) that the clerk already had a lot on duties. After thinking about it, Oxley agreed Luberda was right, and that he thought Luberda might be a good choice for the OEO. Although it was never asked of Luberda, with her health issues, that no longer seemed to be something which was going to be possible. All PC members agreed to the need for an OEO. Topic tabled.

MEETING DATES FOR 2023: Oxley referenced the proposed meeting dates for 2023 handout. Asking the board members if anyone wished to change the '1st Monday of the last month of the quarter' rule used in the past. Choosing to stay with that formula, the four quarterly meeting dates would be: Monday January 6th, June 5th, September 11th (2nd Monday due to Labor day holiday) and December 4th, 2023.

Motion made by Tremble to approve the Planning Commission meeting dates for 2023. Motion supported by Wilson. Voice Vote. All Ayes. No Nays. Two Absent. 2023 meeting dates approved.

TOWNSHIP ORDINANCE REVIEW: Tremble suggested that starting in 2023 that the Planning Commission review the township zoning ordinance, chapter by chapter and suggest changes to the township board. Oxley pointed out that even a one word change to the ZO would require publication in the local paper, a public hearing, adoption by the board and notification to the county and surrounding townships (Arenac, Turner Sims). Concluding that such proceedings should follow a review of the entire ordinance.

After some discussion it was decided that reviewing the first four chapters of the ZO would be a good way to begin. Chapter 1: Preamble, Chapter 2: Definitions, Chapter 3: Non-Conformities, and Chapter 4: General Provisions. Further it was decided that the next meeting should be on Monday, January 9th, 2023 at 9:00am.

BOARD COMMENT: Chairman Young, thanked the members for attending, also thanking the public in attendance and their input during the meeting.

PUBLIC COMMENT: None

ADJOURNMENT: TIME – 9:55. Motion made by Tremble to adjourn the meeting. Supported by Wilson. Voice vote. All Ayes. No Nays. Two Absent. Meeting adjourned.

Minutes approved at the Planning Commission Meeting _____

Jesse Young, Chairman _____

Michael Oxley, Clerk _____