



ATLAS TOWNSHIP, MI

PLANNING COMMISSION

AGENDA • OCTOBER 17, 2018

Regular Meeting

Township Hall

7:00 PM

7386 S. Gale Rd, Grand Blanc, MI 48439

I. CALL TO ORDER

II. ROLL CALL

III. STAFF PRESENT

IV. MINUTES APPROVAL

1. Planning Commission - Regular Meeting - Sep 19, 2018 7:00 PM

V. APPROVAL OF AGENDA

VI. REPORTS

VII. PUBLIC COMMENTS

VIII. NEW BUSINESS

1. PUBLIC HEARING TO CONSIDER LANGUAGE AMENDMENTS TO THE ATLAS TOWNSHIP ROAD ORDINANCE
2. PUBLIC HEARING TO CONSIDER A PROPOSED SOLAR FARM ORDINANCE

IX. UNFINISHED BUSINESS

1. LANGUAGE AMENDMENTS TO ROAD ORDINANCE
2. PROPOSED SOLAR FARM ORDINANCE

X. BOARD COMMENTS

XI. ADJOURNMENT

- Note: 1) Each person addressing the board is asked to voluntarily state their name and address for the record.
2) Three (3) minutes will be allowed for an individual addressing the board. Each individual present will be allowed an opportunity to address the board.
3) Please refrain from being redundant.
4) All comments are to be directed to the chair.

PHYSICALLY CHALLENGED PERSONS NEEDING ASSISTANCE OR AID AT ANY PUBLIC MEETING OR PUBLIC HEARING SHOULD CONTACT THE ATLAS TOWNSHIP CLERK AT 810-636-2548 DURING REGULAR OFFICE HOURS, NOT LESS THAN SEVENTY-TWO (72) HOURS PRIOR TO THE PUBLIC MEETING OR PUBLIC HEARING.



ATLAS TOWNSHIP, MI

PLANNING COMMISSION

DRAFT MINUTES • SEPTEMBER 19, 2018

Regular Meeting

Township Hall

7:00 PM

7386 S. Gale Rd, Grand Blanc, MI 48439

1 **I. CALL TO ORDER**

2 **II. ROLL CALL**

Attendee Name	Title	Status	Arrived
Rick Misek	Planning Commission Chairman	Present	
J. Michael Rembor	Planning Commission Secretary	Present	
Paul Duggan	Planning Commission Vice - Chairman	Present	
Patrick Major	Trustee/Ex-Officio	Present	
John Birkner	Planning Commission Member	Present	
James Lusty	Planning Commission Member	Absent	
Jay Tenbrink	Planning Commission Member	Present	

3

4 **III. STAFF PRESENT**

5 Record Secretary Katie Vick
6 Township Planner Nick Lomako

7 **IV. MINUTES APPROVAL**

8 1. Planning Commission - Regular Meeting - Aug 15, 2018 7:00 PM

9 **RESULT: ACCEPTED [5 TO 0]**
10 **MOVER:** J. Michael Rembor, Planning Commission Secretary
11 **SECONDER:** Paul Duggan, Planning Commission Vice -Chairman
12 **AYES:** Misek, Rembor, Duggan, Birkner, Tenbrink
13 **ABSTAIN:** Major
14 **ABSENT:** Lusty

15 **V. APPROVAL OF AGENDA**

16 1. Motion to approve the agenda as presented

17 **RESULT: ADOPTED [UNANIMOUS]**
18 **MOVER:** J. Michael Rembor, Planning Commission Secretary
19 **SECONDER:** Paul Duggan, Planning Commission Vice -Chairman
20 **AYES:** Misek, Rembor, Duggan, Major, Birkner, Tenbrink
21 **ABSENT:** Lusty

22 **VI. REPORTS**

Minutes Acceptance: Minutes of Sep 19, 2018 7:00 PM (Minutes Approval)

23 Pat Major - Township Financial Audit report was presented and reflects a very healthy fiscal
24 position.

25
26 Mr. Rembor questioned how the township hall changes will impact the planning commission.
27 Mr. Major explained the tentative plans to remodel the township hall.

28
29 Mr. Misek reported the ZBA has approved a Consumer's Energy variance request at it's last
30 meeting.

31 **VII. CORRESPONDENCE**

32 None

33 **VIII. PUBLIC COMMENTS**

34 Connie Cryderman - Questioned if there is a projected cost for the township hall remodel.

35
36 Mr. Major explained that the architect will be taking the bids.

37 **IX. UNFINISHED BUSINESS**

38 **A. SOLAR FARM REGULATIONS**

39 Referenced latest copy of revisions with changes in blue:

40
41 Page 1, Section 2.38.a add "For purpose of this ordinance, a photovoltaic device shall
42 also be known as a solar device"

43
44 Updated "photovoltaic" to "solar" device across the document

45
46 Page 3, J. Updated language to add "Expenses incurred by local public safety officials in
47 response to emergency actions occurring on site shall not cause the Township of Atlas to
48 require any additional expenditure of tax monies in the performance of its duties. Such
49 expenses shall be fully borne by the property owner."

50
51 Page 3 L. Updated language "A Professional Engineer registered in the State of Michigan
52 shall certify that the construction and installation of a large solar energy system meets
53 or exceeds the manufacturer's safety, construction, and installation standards. Such
54 certification shall be provided to the Township Building Official prior to the issuance of a
55 zoning compliance permit [see Section 300.1306, D]"

56
57 Page 3 M. Updated language "All electrical components, compartments, storage
58 facilities, wire conduit and interconnections with private structures shall conform with
59 applicable national and local electrical codes. The installation of large solar energy
60 systems shall also comply with local building permit requirements."

61
62 Page 4, L. 1 add language "Describe your program for property maintenance."

63
64 Page 7, Noted that sections 6 and 7 have been made applicable to only large scale solar
65 energy installations.

66
67 Page 8, Section D. 6 changed "nor reduce" to "and" and add language "shall remain
68 unbuilt" to the end.

69

70 Page 9 300.340 "Building Integrated Solar Devices". Amend "noticeable" to
71 "objectionable"

72
73
74
75 Mr. Lomako contacted Mr. Griffith to verify a couple questions. Discussion of their
76 correspondence occurred.

77
78 Setback issue, Page 2, item C - Consensus to amend to 50 foot setbacks

79
80 Vegetative buffer language considered. Storage buildings shall be centrally located.

81
82 Concerns expressed over expenses regarding safety equipment related to energy
83 storage buildings. Consensus to require some sort of fire suppression system and/or
84 training. Mr. Lomako to work with our township attorney on these topics as well as with
85 Mr. Daren Griffith.

86
87 Mr. Lomako feels the updates can be made and still meet the public hearing deadline.

88
89 Mr. Major questioned page 8, section B. 2 & 3. Using "appears" seems to accommodate
90 all concerns.

91
92 Mr. Major questioned Section 6 D pertaining to pervious surfaces - Mr. Misek reiterated
93 this language refers to small installations and explained potentials for bee hives, and
94 other low maintenance plantings. Discussion to include similar language for large,
95 however they would be required to have site plans approved by the Planning
96 Commission. Runoff rate language to be added.

97 1. PROPOSED SOLAR FARMS ORDINANCE

98 2. Motion to set Public Hearing for proposed Solar Farm Ordinance including the
99 language amendments for the October 17, 2018 Regular Planning Commission
100 Meeting at 7pm

101 **RESULT: ADOPTED [UNANIMOUS]**
102 **MOVER:** Jay Tenbrink, Planning Commission Member
103 **SECONDER:** Patrick Major, Trustee/Ex-Officio
104 **AYES:** Misek, Rembor, Duggan, Major, Birkner, Tenbrink
105 **ABSENT:** Lusty

106 **B. REVISION TO ATLAS TOWNSHIP ROAD ORDINANCE**

107 1. PROPOSED ROAD ORDINANCE AMENDMENTS

108 2. Motion to set Public Hearing for the revision to the Atlas Township Road
109 Ordinance on October 17, 2018 Regular Planning Commission Meeting at 7pm

Minutes Acceptance: Minutes of Sep 19, 2018 7:00 PM (Minutes Approval)

110
111
112
113
114

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	J. Michael Rembor, Planning Commission Secretary
SECONDER:	John Birkner, Planning Commission Member
AYES:	Misek, Rembor, Duggan, Major, Birkner, Tenbrink
ABSENT:	Lusty

115 **X. NEW BUSINESS**

116 None

117 **XI. BOARD COMMENTS**

118 None

119 **XII. PUBLIC COMMENTS**

120 Connie Cryderman requested a copy of the proposed Road Ordinance amendment.

121 **XIII. ADJOURNMENT**

122 1. Motion to adjourn the meeting at 8:32 p.m.

123
124
125
126
127

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	J. Michael Rembor, Planning Commission Secretary
SECONDER:	Jay Tenbrink, Planning Commission Member
AYES:	Misek, Rembor, Duggan, Major, Birkner, Tenbrink
ABSENT:	Lusty

128 Meeting Adjourned at 8:32pm

Minutes Acceptance: Minutes of Sep 19, 2018 7:00 PM (Minutes Approval)

PUBLIC HEARING NOTICE
ATLAS TOWNSHIP PLANNING COMMISSION
WEDNESDAY, OCTOBER 17, 2018 AT 7:00 P.M.

NOTICE to the citizens of **ATLAS TOWNSHIP**, Genesee County, Goodrich, Michigan. The **ATLAS TOWNSHIP PLANNING COMMISSION** will hold a **PUBLIC HEARING ON WEDNESDAY, OCTOBER 17, 2018 AT 7:00 P.M. LOCATED AT THE ATLAS TOWNSHIP HALL, 7386 S. GALE ROAD, GRAND BLANC, MI 48439** to consider language amendments to the Atlas Township Road Ordinance. The regular Planning Commission meeting will follow the Public Hearing. Copies of the proposed language amendments to the Road Ordinance are on file at the township hall and can be reviewed during regular business hours Monday thru Thursday 8:00 a.m. to 5:00 p.m. Physically challenged persons needing assistance or aid at the public hearing should contact the Atlas Township Clerk during regular business hours not less than seventy-two (72) hours prior to the public hearing. Anyone unable to attend the hearing can call or send their comments to the Atlas Township Clerk, PO Box 277, Goodrich, MI 48438. PHONE: (810) 636-2548 FAX (810) 636-6244

Posted by:
Katherine Vick, Clerk
Atlas Township

PUBLIC HEARING NOTICE
ATLAS TOWNSHIP PLANNING COMMISSION
WEDNESDAY, OCTOBER 17, 2018 AT 7:00 P.M.

NOTICE to the citizens of **ATLAS TOWNSHIP**, Genesee County, Goodrich, Michigan. The **ATLAS TOWNSHIP PLANNING COMMISSION** will hold a **PUBLIC HEARING ON WEDNESDAY, OCTOBER 17, 2018 AT 7:00 P.M. LOCATED AT THE ATLAS TOWNSHIP HALL, 7386 S. GALE ROAD, GRAND BLANC, MI 48439** to consider a proposed Solar Farm Ordinance. The regular Planning Commission meeting will follow the Public Hearing. Copies of the proposed Solar Farm Ordinance are on file at the township hall and can be reviewed during regular business hours Monday thru Thursday 8:00 a.m. to 5:00 p.m. Physically challenged persons needing assistance or aid at the public hearing should contact the Atlas Township Clerk during regular business hours not less than seventy-two (72) hours prior to the public hearing. Anyone unable to attend the hearing can call or send their comments to the Atlas Township Clerk, PO Box 277, Goodrich, MI 48438. PHONE: (810) 636-2548 FAX (810) 636-6244

Posted by:
Katherine Vick, Clerk
Atlas Township