

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MINUTES
MARCH 22, 2022**

ROLL CALL

Members Present: Kevin DePottey, Richard Derby, Ed McCartney, George Sippert, Dennis Carignan, Rick Caruso, Dwight Dennngs

Members Absent: None.

Others Present: Ken Tucker, Attorney; Sheryllynn Russo, Stenographer

APPROVAL OF PROPOSED AGENDA

Action Taken: Motion by Derby, supported by McCartney, to approve the proposed agenda for the March 22, 2022, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: FEBRUARY 22, 2022

Action Taken: Motion by Sippert, supported by Dennings, to approve the minutes as presented for February 22, 2022 Clayton Township Planning Commission meeting.

MOTION CARRIED.

COMMUNICATIONS

NONE.

REPORT OF OFFICERS & COMMITTEES

NONE.

PUBLIC COMMENT:

NONE.

NEW BUSINESS

NONE.

OLD BUSINESS

1. FOLLOW UP ON SOLAR ORDINANCE

Mr. Caruso contacted a local lease representative and was advised that there are no decommissioned solar farms within 1,000 of this area. Question to this commission is how do we want to proceed? Two unsolicited letters were sent to the Township which are against solar farming in the Clayton Township community.

Next step should be to send the current ordinance draft to the Board for review and comments.

Discussion continued relative to battery storage and land values.

Mr. Caruso spoke with the Assessor and was advised that these could be taxed as industrial facilities until such time as lobbyists eliminate that ability. Question was raised as to how Shiawass County taxed their solar farm, Mr. Caruso will ask Assessor to get this information and report back to the Planning Commissioners. Also, discussed was the impact on surrounding property values and if assessments could be levied if road damage occurred during installation of solar farm.

It was determined that battery containment requirements and decommissioning could be addressed at time of site plan review.

Action Taken: Motion by Derby, supported by Sippert, to send current draft of this Solar Farm Ordinance to the Township Board for review and consideration. Roll Call Vote: 7 Yes / 0 No. RESOLUTION NO. 22-0322-01

MOTION CARRIED

2. FOLLOW UP ON FOUNDATION (BUILDING) ORDINANCE

Board has returned this ordinance to the Planning Commission with no changes. Therefore, a public hearing will be scheduled at the April Planning Commission Meeting.

It was clarified that if the Board sends back an ordinance with no changes, Planning Commission will schedule one public hearing then send back to Board to for two (2) readings.

ADDITIONAL ITEMS

NONE.

ADJOURNMENT

Action Taken: Motion by Sippert, supported by Carignan, to adjourn the Planning Commission meeting at 6:32 p.m.

MOTION CARRIED

Respectfully submitted,

Sheryllynn Russo, Stenographer

Kevin DePottey, Chairperson

Rick Caruso, Secretary