

**BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES**

August 6, 2018

Call to Order: Meeting called to order by Laurie Hodack at 7:00 pm

Roll Call: Mike Skop, Marie Kelenske, Laurie Hodack, and Mark Felton

Absent: Lenore Senter

Also Present: Sue Hobbs, Township Zoning Administrator and Supervisor, Dave and Mary Matelski and Daren Griffin of Cypress Creek Renewables

New Business: Ms. Hobbs reported on Heartwood Mills they finally heard from the Insurance Company and inspectors will begin to tear down fire damaged material. Probably won't be able to start reconstruction until next spring. Would like to move debarker equipment to back of buildings and move the logging operation to rear of lot so will not interfere with neighbors and create more noise. We will have to talk with attorney about the new site plan and must have a new site plan from Heartwood Mills. Will ask Attorney Bryan Graham to attend a meeting along with Brad from Heartwood Mills.

Housing Crisis: No rentals the supply and demand is very low. Hobbs belongs to a group of interested parties at Harbor House Publishing who are trying to come up with ideas on how to create more affordable housing in the Boyne Falls and Boyne City area.

Recreation Plan Update: Need to review and complete please review and make notes on changes that need to be updated. Need to send to State of Michigan to receive grants. Also need to review the Zoning Ordinance for needed updates.

Limit size of Pole buildings: Need to review size and set backs on Pole buildings in residential areas.

Katherine Kircher held a wedding venue on property located on Addis Rd on Saturday, August 4th. She is in violation for not having a permit from the Township, Ms. Hobbs sent her a letter stating the fact that she is not in compliance and have not heard from her. This property is currently up for sale.

Mitten Farm had the Ag PRE removed no crops are being farmed

Discussion on Solar Panels -

Dave and Mary Matelski would like to put Solar Panels on farm property located on M-75 S. Before this can be done we need to have an ordinance for Solar Panels in place the Planning Commission will begin working on this ordinance.

The panels would be located in a field near the back of the property. The property would be leased from the property owner. The panels would be low impact to the environment they would be set on a cement pad. Need to get approval from Consumer Power to upgrade to transformers and poles. They would be paying personal property taxes on all panels. There will be about a 3.5 million dollar investment which will include housing for workers during construction. Solar panels will be about 8 foot high and will be buffered with spruce trees and wild flowers. The panels last between 40-50 years no fastmoving parts. They will move with sun and will not be noisy. There will be an access road constructed in the back of property off Dietz Rd. Construction would take 3 – 5 months. Lease term is 20 years with a 5-year extension after 20 yrs. Will return land to original site once the panels are removed. Time line on construction will depend on applications received. May not start construction until summer of 2019. Farm animals will still be on front of property.

Some consideration is: does the Planning Commission rezone the property from Ag to Industrial or a Special Use for Solar Panels. In the ordinance need to have a provision for a storage building for batteries to store excess electricity.

Motion by Skop to adjourn meeting second by Felton

Meeting adjourned at 9:00 pm

Respectfully submitted by

Marie Kelenske, Secretary