

**Hamilton Township Planning Commission
Hamilton Township Hall
June 12, 2023, 7:00 p.m.**

MINUTES

PRESENT: Steve Petersen, Sherry DeLoach, William Lawson, Rich Conway and John Young

EXCUSED ABSENT: David Cerven

STAFF PRESENT: Bob May, Zoning Administrator
Robin Young, Recording Secretary

1. Call to Order

Chairman Petersen called the meeting to order at 7:05 p.m.

2. Roll Call and Recognition of Visitors

No visitors were in attendance.

3. Approval of Agenda – June 12, 2023

Motion to approve agenda by Lawson/2nd by Young. Motion passed unanimously.

4. Approval of Minutes for March 13, 2023, Regular Meeting:

Motion by DeLoach/ 2nd by Conway. Motion passed unanimously.

5. Old Business

a. Residential Solar

May asked the Commissioners if they had any questions on the draft Small Solar Energy Facility ordinance, he had provided them.

The Commissioners discussed the following:

- Residential Use
- Small Commercial Use
- Megawatts per acreage
- Principal Use
- Setbacks, Placement Restrictions and Special Use Permit guidelines
- Allowance for Participating Parcels
- Tax ramifications

Young noted that under the Abandonment section on page 1 there was an inaccurate description of either 12 or 6 months. After discussion the Commissioners asked May to change that to 6 months.

Young asked why Small Commercial Use was included with Residential Use in the ordinance. May explained that both were mentioned in the Michigan State/University of Michigan study and this was a way to keep from having to write an additional ordinance.

Young stated that he had heard from some residents about the concern that farmland was being taken to be used for solar and questioned if the Small Commercial Use would increase the likelihood of that.

Petersen stated that for farmers who are struggling to make a living this gives them another option for smaller sections of land.

Conway asked if the township lawyer had looked the draft ordinance over and if so, were there any comments. May said that the attorney had looked it over and thought it was well written. A couple of recommendations were made and accommodated for.

Motion to forward the amended draft Small Solar Energy Facility ordinance to the Hamilton Township Board for review by Conway/2nd by Lawson. Motion passed unanimously.

b. Shipping Container

May stated that the Township Supervisor asked the Planning Commission to revisit this issue.

The Commissioners agreed that if they are going to be allowed in the township an ordinance needs to be written.

The following was discussed:

- Setbacks
- Minimum acreage allowances
- Testing for toxicity
- Foundation requirements as with Accessory Buildings

The Commissioners formed a small committee to meet with May to go over sample ordinances from other townships in Michigan. This agenda item will be brought back to the full committee at the December regular meeting for review and discussion.

6. New Business

- a. Pole barns for lakefront and general residential properties.

May explained that there is no section in the zoning book that differentiates an Accessory Building placed in lakefront versus agricultural. He stated that there have been problems with lakefront dwellings putting in sheet metal pole barns and obstructing the lake. Or building on property not large enough to accommodate the size of the pole barn constructed.

May suggested adding a section to the zoning that addresses the following:

- Accessory Building size limitation on lakefront/residential properties
- Restrictions on blocking view of the lake
- Preapproved Plan Review
- Additional Accessory Buildings be comparable and in character to the house

May will work on the amendment and provide the Commissioners with a draft at the next Planning Commission.

7. Adjournment

Motion to adjourn by DeLoach/2nd Lawson. Motion passed unanimously. Meeting adjourned at 8:35 p.m.

Electronically Submitted By:
Robin Young, Recording Secretary