

**MANCHESTER TOWNSHIP PLANNING COMMISSION**  
**Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158**  
**Regular Meeting January 6, 2022**  
**8:00 p.m.**

A. CALL TO ORDER BY CHAIR

The meeting was called to order at 8:00 p.m.

Members Present: Mike Walter, George Daubner, Dave Thompson, Doug Brooks and Sybil Kolon

Members Absent: John Seefeld

Notetaker: Nathan Booth

Others Present: John Enos, Frank Krawczel (present via zoom call)

B. APPROVAL OF AGENDA

A motion was made by Kolon with a second by Daubner to approve the agenda. All ayes. Motion carried.

C. APPROVAL OF MINUTES

A motion was made by Kolon with a second by Brooks to approve the minutes of the December regular meeting. All ayes. Motion carried.

D. PUBLIC COMMENT --- (Limit to 2 minutes, please state name and address)

There is no public comment at this time.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson

Walter- The schedule for the 2022 meetings were handed out, and they will be published soon. Five people applied for open positions within the township, and Ashley Buniack was selected for the commission and will be recommended for approval.

II. Report of Township Board Representative

A summary of the minutes were provided.

III. Report of Zoning Board of Appeals

There have been no requests for meetings.

IV. Report of Planning Consultant

The survey was posted to the new township website.

## V. Reports of Committees

### i. SWWCOG

The next meeting is February 23, 2022.

### ii. Joint Planning Commission

A summary of the meeting was provided.

## VI. Correspondence

There is no correspondence.

## F. UNFINISHED BUSINESS

### I. Thorn Lake Solar Update

(A PowerPoint presentation was presented)

Frank- I am the developer for the Thorn Lake Solar project. We are looking to submit our application next month. "We estimate to have a commercial operation date of September 15, 2024." We want to begin construction in Fall of 2023. This plant is contracted to sell power to Consumers Energy. The parcel is 159 acres and is at the cross of Herman Rd. and Sharon Hollow Rd. This plant will be able to power roughly 3,400 homes annually, and is equal to the greenhouse gas emissions of 6138 cars driven in one year. There will not be any concrete footings, and we try to avoid grading at all costs. There will be a minimum of a 50 foot setback with a 6 foot chain link fence with additional barbed wire on top. There will also be an overhead distribution pole that connects the array to the grid.

Thompson- Is the fence to keep people out?

Frank- Yes, it is for the safety of the public and to keep people out.

Thompson- That is a little short of a fence to keep deer out and not get caught up in the barbed wire.

Frank- We are receptive to potential changes, and we want to make it secure and safe for the public.

Walter- Which way do the panels face?

Frank- The rows will be North/South to be able to follow the sun East to West.

Walter- There is a sharp curve right outside of the property and one of my biggest concerns is the glare off of the panels for drivers.

Frank- The industry standard has anti reflective coating on the panels.

Enos- In the past there were glare issues, correct?

Frank- That is correct and those were more in the earlier models. This current site is a flat agricultural field and will not impact wetlands. This site is going to be quiet and there will be no noise or visual impact (glare).

Enos- In terms of a reclamation plan, is this recyclable material?

Frank- They are all very easy to take apart. We do have a restoration plan with the landowner within our lease. We will also be submitting a decommissioning plan.

Kolon- How long is the lease?

Frank- It has the ability to last the length of the product life which is about 35 years. We have a landscaping plan; including a screen that will screen the subdivision on the north side. We have 2 different buffers, dense to the north and a little more spread out along Sharon Hollow Rd. We expect to employ 200-250 people during construction, and employ 4 people as full time caretakers for the life of the project. We also expect to generate \$5 million in tax revenue over the 35 years. The property would only generate about \$400,000 if it stays in its current use. This property will be valued as an Industrial property. We have a control room in Salt Lake City, allowing us to communicate with our modules. If anything shuts down, we dispatch crews to fix the issue. We are members of the Chamber Of Commerce and we recently sponsored the 2021 Manchester Chicken Broil.

Enos- Do you have thoughts on a timeline with applications and public hearings?

Frank- Possibly a public hearing in March and maybe sometime at the end of this month we can have a discussion.

Brooks- How are you going to manage the vegetation?

Frank- That is what our four man crew is for, we also have some locations that have sheep. We do use herbicides, but a very small amount.

(The Zoom call ended)

Brooks- They would probably need a couple hundred sheep, but the ground is gravelly and grass would not grow that much in the summer.

Enos- I think that we should cap the number of acres of solar farm we allow so that we keep the rural character of Manchester.

Thompson- Why have the public hearing so soon?

Enos- They have to start construction within a year, so that is something they will have to understand.

Brooks- He was vague on the language of the lease. He said it could be leased UP TO 35 years.

Walter- I think that we need to notify about 1000 feet from the property line.

Thompson- I think that the whole subdivision needs to be notified.

## II.Short Term Rentals

Enos- There has been nothing new at the state level

Walter- If we are not seeing any movement at the state level I think we should move forward with drafting language if the board still wants us too.

## G. NEW BUSINESS

There is no new business.

H. COMMENTS FROM COMMISSIONERS

Daubner- What is the status of the rental situation?

Thompson- I think it has been quiet lately.

I. PUBLIC COMMENT --- (Limit to 2 minutes, please state name and address)

There is no public comment.

NEXT MEETING: *Regular Meeting - February 3, 2022 8:00 p.m.*

J. ADJOURNMENT

A motion was made by Thompson with a second by Kolon to adjourn the meeting. All ayes. Motion Carried. Adjourned at 9:21 p.m

Agritourism

Event Barns