

Ossineke Township Planning Commission Meeting

December 3, 2024

Present:

Denise Schultz
Kevin Grulke
Tim Wade
Amy Roznowski
Victor Patzer

Citizens in attendance: Randy Fairbanks, Grace Sheaffer, Joene Gileguy-Konan, Gary Pretzer, Ethan Cline, Denise Cline and Jack Tufts

Call to order: Grulke called the meeting to order at 2:00PM.

Pledge of Allegiance was conducted.

Schultz read the minutes of last meeting on November 13, 2024. Roznowski made a motion to accept the minutes, Patzer seconded. Motion carried.

Gary Pretzer asked about the Tiny House ordinance. Schultz gave him a copy of the ordinance that is waiting for approval by the Township Board.

Grace asked if a new application would need to be submitted if the size of the solar farm is downsized. They would only need a new application if it is made larger which it would need a new footprint. She also wanted to know who would have tax information like a W-9. Schultz said that it would be available from the Township Clerk. She also inquired the timeframe of the permitting process. Denise Cline responded at least 30 days prior to meeting.

Wade asked if there would be batteries on the site? Joene said that there are not batteries for this project. Wade also asked about the fire hazards. Grace said that the local fire department would be made aware of what would need to be done.

Tufts asked what the ambient temperature is in the summer time. Grace did not have that information.

Roznowski asked how long the construction would take. Grace responded 6 months to a year and are looking at beginning construction in 2026 and operating in 2027 at this time.

Grulke inquired if the panels are functional in the winter months and Grace responded "yes".

Leases are made for 25 years with an option to expand it another 10 years in 5-year increments.

The decibel level is usually around 30 decibels.

They normally put an 8' security fence. It was discussed that in this area the farms are required to put up a 10' fence to keep out deer for TB purposes.

Joene stated that they generally use pollinating ground cover around the panels according to the area that they are in. Someone comes out every few months for maintenance.

Fairbanks asked about a decommission plan. Joene said they put the property back to as normal as possible prior to installation.

Grace inquired what the estimate of the amount of money that needed to be in escrow to cover costs of attorney fees, meetings etc. Denise Cline will get with the township lawyer to see what the costs maybe.

Cline suggested to get with the Alpena County Road commission on hauling the panels in for any road damage it may cause.

Cline also suggested to get with the neighboring property owners. Grace agreed.

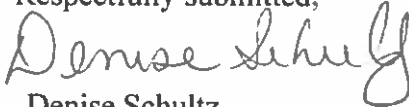
Roznowski inquired if the panels attract lightning. Grace would have to check on that matter.

They do an environmental analysis. They have the grass/weeds cut around the panels

Planning board will meet on Wednesday, January 18, 2025 to discuss Short-term rentals.

Motion was made by Schultz to adjourn at 3:14PM, seconded by Wade. Meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Denise Schultz". The signature is written in black ink and is positioned above the printed name.

Denise Schultz