

**PLANNING COMMISSION
ERIE TOWNSHIP
ERIE, MICHIGAN
Regular Meeting
April 19, 2022**

1. CALL TO ORDER

Bill Jacobs called to order the Regular Meeting of the Erie Township Planning Commission on April 19, 2022 at 7:01 pm at the Township office, Erie Road, Erie, Michigan.

2. ROLL CALL

Bill Jacobs	Present
Dave Cousino	Present
Dr. Larry Guinn	Present
Dan Taylor	Present
Paul Perry	Present
Robert Schwartz	Present
Manny Evola	Present

Also present: Mike Demski and Recording Secretary, Kristine Crammond.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was said.

4. APPROVAL OF AGENDA

- Paul Perry made a motion to approve the Agenda. Dan Taylor seconded. Motion carried.

5. APPROVAL OF MINUTES

Manny Evola made a motion to approve the March 15, 2022 Planning Commission Meeting. Paul Perry seconded. Motion carried.

6. PUBLIC COMMENTS AND COMMUNICATIONS

A. Budget Report

- Paul Perry made a motion to approve the budget ending 03/31/22 and place on file. Dan Taylor seconded. Motion carried.

B. Public Comment

1. Jeff Benore – 2811 E. Erie Road, Erie, MI
Jeff Benore provided a map of Townships in Monroe County as to how they are dealing with solar.
2. Diane LaPlante – 1324 Sterns Road, Erie, MI
Diane reported the dead branches at the solar field were cleaned up on April 1, 2022.

7. UNFINISHED BUSINESS

A. Discussion of Current Solar Regulations

Discussion regarding Solar and Special use Status

1. Remove potential solar from Agricultural Preservation.
2. Require soil analysis prior to construction. Then test the soil at two years and every five years after.
3. Change setbacks from residential 100 feet-fence 50 feet from property line?
4. Burms and screening- all soil to be left on site.
5. Drainage checked after construction.
6. Remediation bond for the life of the project. Requirements PA 116?
7. Consult an attorney.
8. Require a Purchase power agreement.
9. Future owner complies to original regulations. Restricted covenant.
10. Setback for residential, all four sides same setbacks.

B. Board Request to review Short Term Rental regulations

Bill Jacobs stated the State of Michigan has not made rules for Air B&B properties. There have been complaints. Morin Point currently has 7 Air B&Bs. The problem has been lack of parking, too many parties-transient renters. Discussion about Air B&Bs becoming commercial.

- Paul Perry made a motion to explore the possibility of creating a moratorium on Air B&Bs for the Township Board to take recommendation. Manny Evola seconded. Motion carried.

8. NEW BUSINESS

No new business

9. PUBLIC COMMENTS

1. Ned Birkey- Retired from Michigan State University Extension was in attendance. He has new information about Solar. He is available to answer any questions and to provide information as needed. Ned Birke stated he appreciated how lively the Erie Township Planning Commission meetings are run. He appreciated the open discussion.
2. Jeff Benore asked the Planning Commission to consider extending the moratorium on Solar.
 - Manny Evola recommended the Planning Commission make a request to the Township Board to extend the moratorium on solar for two months until July 15, 2022.
3. Steve Mishka- 2030 Creston, Erie, Michigan, 48133
Steve discussed the new technology for storing solar energy on property.

10. COMMENTS FROM MEMBERS

Dr. Larry Guinn asked if a farmer can haul anything into his property and do anything he wants with it? Dr. Guinn stated that a farmer on Suder avenue appeared to be burying an underground storage tank that was dug up from an old gas station. The storage tank is buried right next to the creek.

11. MEETING DATES

Park Commission	Spring walk through	Thursday, April 28, 2022 – MPWD	5pm
Township Board	Regular Meeting	Tuesday, May 10, 2022	7pm
Planning Commission	Special Meeting	Tuesday, May 3, 2022	7pm
Planning Commission	Regular Meeting	Tuesday, May 17, 2022	7pm

12. ADJOURNMENT

- Dr. Larry Guinn made a motion to adjourn. Paul Perry seconded. Meeting adjourned at 8:15 pm.

Respectfully Submitted

Kristine Crammond
Recording Secretary