

**PLANNING COMMISSION
ERIE TOWNSHIP
ERIE, MICHIGAN
Regular Meeting
September 20, 2022**

1. CALL TO ORDER

Bill Jacobs called to order the Regular Meeting of the Erie Township Planning Commission on September 20, 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: Planner-Megan Masson-Minock, Mike Demski and Recording Secretary, Kristine Crammond.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was said.

4. APPROVAL OF AGENDA

- Manny Evola made a motion to approve the agenda. Robert Schwartz seconded. Motion carried.

5. APPROVAL OF MINUTES

- Manny Evola made a motion to approve the minutes from the August 16, 2022 Planning Commission meeting. Paul Perry seconded. Motion carried.

6. PUBLIC COMMENTS AND COMMUNICATIONS

A. Budget Report

- Dave Cousino made a motion to approve the budget ending 8/31/22 and place on file. Dr. Larry Guinn seconded. Motion carried.

B. Correspondence

Letters – Solar Energy System Ordinance in Erie Township

- Dave Cousino made a motion to place the letters on file. Dan Taylor seconded. Motion carried.

Petitions – Preserving Community Rights Regarding Special Use of Solar Fields.

- Dave Cousino made a motion to place the petitions on file. Dan Taylor seconded. Motion carried.

C. Public Comments

None

7. UNFINISHED BUSINESS

A. 3949 Luna Pier Road – Station / Truck stop-Parcel 58-05-010-002-00

Questions / comments on preliminary site plan approved at last meeting.

Josh Lambert 3829 Lakewood, Erie Michigan

Wanted to know if it is going to be a Truckstop?

The owner of the property was not in attendance.

Mike Demski stated he will relay any questions from the Planning Commissioners to the owner.

1. Dave Cousino commented that the truck spacing appeared to be too tight.
 2. Dan Taylor asked about the water treatment plan. How many gallons a day. Where the discharge is.
 3. Mike Demski stated currently there have been no concerns from the neighbors.
 4. Paul Perry commented about the sale of the property being Land Contract.
 5. Mike Demski stated there was a request from the owner to start interior work inside the current building. Manny Evola expressed concern about liability. Dave Cousino stated it is putting the cart before the horse. Mike stated more homework needs to be done before it is approved. Contact the Township attorney.
- Dave Cousino made a motion to Table discussion until October. Paul Perry Seconded. Motion carried.

B. Review Solar requirements with Planner

Bill Jacobs stated the Planner was to bring alternative amendments for the Planning Commissioners to review. One proposed zoning ordinance amendment is for Solar power plant in Industrial only, the other proposed zoning ordinance amendment is for Solar power plant in Agricultural with Special Use Approval.

Township Planner Megan Masson-Minock reviewed the changes to the two proposed zoning ordinances with the Planning Commission. She recommended calling a Public Hearing regarding both proposed zoning ordinance alternative amendments available for the Public Hearing.

- Manny Evola made a motion to schedule a Public hearing on October 18, 2022. At the Public Hearing, the Planning Commission is to present both ordinances for the purpose of making their final recommendation to the Township Board in compliance with State Law. Paul Perry seconded. Dave Cousino opposed. Bill Jacobs stated the Public Hearing on October 18, 2022 will be held at the Erie Township Fire Hall.

8. UNFINISHED BUSINESS

A. Request for text Amendment-Campgrounds permitted in the C-W District

1. Review request to amend ordinance to permit campgrounds as a Special Use in the Commercial Waterfront (C-W) District.

Mike Demski stated campgrounds are permitted with Special Use approval in both Agricultural districts, Conservation Districts, Cultural Business Districts. There has been a request to allow campgrounds in Commercial Waterfront District.

- Robert Schwartz made a motion to schedule a Public Hearing on the text amendment proposal at the November Planning Commission Regular meeting to allow campsites under Special Use in Commercial Waterfront District. Manny Evola seconded. Motion carried.

B. Site Plan Review – Lost Peninsula Marina-New Open Pavilion.

Bill Tabbert stated he wants to build a pavilion 40ft x 136ft. It will not have sides, it will have a cement floor. A great place for people to gather.

- Manny Evola made a motion to amend the PUD permit to allow the pavilion as presented on the site plan. Dan Taylor seconded. Motion carried.

9. PUBLIC COMMENTS

Anita Hatcher from La Salle. La Salle Township voted to keep Solar Power Plants in Industrial only.

Randy Berlin, 2081 Luna Pier Road, Erie, Michigan.

Randy asked about a bond being placed on Solar electric power plants for the use of potential clean up. In worst case scenario such as the power plant owner going bankrupt.

David Cowdrey, 11001 Victory Road, Erie, Michigan

David asked if Solar ordinance rules apply to all industrial property. Bill Jacobs stated the planner is going to consult the attorney and respond back to the Planning Commission.

10. COMMENTS FROM MEMBERS

None

11. MEETING DATES

Park Commission	Thursday, October 13, 2022	7pm
Township Board	Tuesday, October 11, 2022	7pm
Planning Commission	Tuesday, October 18, 2022	7pm

12. ADJOURNMENT

Paul Perry made a motion to adjourn. Dan Taylor seconded. Meeting adjourned at 8:10 pm.

Respectfully Submitted

Kristine Crammond
Recording Secretary