

**SAUBLE TOWNSHIP PLANNING AND ZONING BOARD
MEETING MINUTES 04 JANUARY 2022**

CALL TO ORDER:

6:00 pm by Jim Sharp

PLEDGE OF ALLEGIANCE

ROLL CALL:

Jim Sharp, present; John Acker, present; Bob Woolever; present; Ken Piper; absent, Beth Acker, present
Also present: Mary Ann Nugent, Kurt Schindler, Gail Raad, Paul Raad, and Bill Rodgers

AGENDA REVISIONS:

None

APPROVE 07 DEC 2021 MINUTES:

A motion was made and supported to approve the 7 Dec 2021 minutes.
(J Acker/Woolever) 4-0

UNFINISHED BUSINESS:

Approve Master Plan

A motion was made and supported to approve the Master Plan
(J. Acker/Woolever)

Roll Call Vote: J. Sharp, Yes; J. Acker, Yes; Bob Woolever, Yes; B. Acker, Yes

Continued working on Ordinances – starting at Solar (Compare New guideline vs. pg. 155 9409)

Board likes the Sample Zoning from Lansing – covers what we have in 9409 plus a bit more. There may be a few things we have in 9409 that we want to incorporate into the Sample document. Like the definitions in the sample document.

Page 4 of Sample #4 Visibility for residential – roof mounted should be only solar allowed. Don't think there's room to put solar panels, especially for smaller lot sizes around a lake. Large residential – depends on size of lot. No way to write something for all scenarios. Person could ask for variance. Question was raised regarding solar on the side of a house like at Hamilton & 3 Mile. (That would be grandfathered).

Pg. 2 Large Principal-Use Energy System – 2MW

Small Principal-Use 1 MW

Pg. 3 1A 1 Height: Roof Mounted not exceed 5 feet

1A3 Application: site plan

B1 Height: 25 feet

B2 Setbacks min of 5 feet plus height of system

B3 50%

Pg. 4 4 eliminate a (3) (Solar on waterfront side is not allowed)

4b Screening Standards (vegetation/fences to “hide” system) - remove

7 site plan

4.D. non-residential,

4D1 25 feet

Pg. 5 3 8 foot max height; barbed wire prohibited

4b 30 feet on center; evergreen trees 5 feet on center
Pg. 6 9 Shall (not may) be buried underground (no above ground wiring)
11 Signage – comply with section on signage
12 Sound – comply with section on sound
Pg. 7 14 a under Article 10
14 b 18 mo.; 12 consecutive months
Article 16 2 A Height 25 feet
Pg. 8 B 1 50 feet
B2 100 feet
C Shall (not may) max 8 fee height; barbed wire is prohibited
D2 30 feet; 15 feet
Pg. 9 I underground – no above ground wiring
Pg. 10 K Signage refer to signage section
L Sound – refer to sound section
N2 5 years; Sauble township board'
Pg11N3 18 mo.; 12 consecutive mo.
Table:

Accessory Ground Mounted: Wetlands – No; Forest - No; Rural Residential- Yes; R1- Permitted Use; R2 - Accessory Use; Commercial – Permitted Use
Building-Integrated – Accessory Use everywhere
Large Principal-Use: Wetlands, No; Forestry, No; Rural Residential, SUP; R1 No; R2 No; Commercial SUP
Small Principal-Use: Wetlands, No; Forestry, No; Rural Residential, PU; R1, No, R2 No; Commercial SUP
Roof-Mounted: Accessory everywhere
Solar Carport: Accessory everywhere

Site Plans for Solar Energy Systems 3A 50 feet

NEW BUSINESS:

Need for special meetings after 2/16/22? Will evaluate where we are and decide if we need to hold special meetings.

CITIZEN TIME:

BOARD MEMBER TIME:

John A – Kurt sent the final map. John will bring copies to the next meeting. The will be roughly 24x36.
Kurt – email about new road. Can update maps, but there's a price tag. Decided not to add it to maps.

ADJOURNMENT

A motion was made and supported (4/0) to adjourn the meeting at 7:10 pm
(J Acker/Woolever)

Next Meetings:

1/19 6 PM
2/1 “
2/16 “ ????

Respectfully Submitted,
Beth Acker, Secretary