

Keene Township Planning Commission

Minutes from meeting dated Monday, October 14, 2024

Briggs called the meeting to order with the Pledge of Allegiance at 7:02 PM.

Roll Call:

Present: Denny Briggs, Ray Krieger, Nancy Solomon, Matt Stahlin, Cori Wilber (7:20)

Absent: Christine Hendrick, Corey Wojcik

There were approximately 16 members of the community present along with Zoning Administrator, Jeanne Vandersloot.

Approval or Change to Agenda:

Stahlin motioned to accept the agenda and Solomon seconded. All in favor. Motion carried.

Approval of last meeting minutes:

Solomon mentioned that the information [documented in the October 7, 2024 minutes](#) [referencing the October 1, 2024 minutes](#) is correct but needs to be moved to a different location. Motion made by Stahlin to table approval of the minutes. Seconded by Krieger. All in favor. Motion carried.

Report from Township Board Rep:

Representative absent.

Report from Zoning Administrator:

Vandersloot stated the report was given at the last meeting dated October 7th.

Public Comment - Topics Not On Agenda:

Someone mentioned the stripes on the road still aren't painted. Briggs stated this question is for the Township Supervisor.

Old Business:

Overlay districts were discussed. Stahlin, Wilber, and Sandy Smiley worked on selecting areas for placement. Three areas were chosen. Wilber distributed maps to the Planning Commission and Stahlin described them on the monitor run by Smiley.

John and Colleen Timpson mentioned their land is in one of the districts but they are not interested in renewable energy. They understand that their land does not need to be leased for renewables.

A new report from the State regarding PA233 was recently brought to our attention stating that an overly district is not considered compatible. Our attorneys recommended us to continue working on them. Stahlin mentioned that verbiage about this could be found on approximately page 17 of the 170 page report.

Briggs mentioned there was a question about the information on Page 6 #14 of the updated commercial solar amendment draft. It was agreed that all three mentions of time frames should be six months.

Overlay districts discussed again. Wilber explained the map.

Briggs received a text from Hendrick stating that she was onboard with the overlays containing 300-500 acres.

Briggs asked if anyone knew of any homes not highlighted on the maps.

Stahlin mentioned that setbacks are put inside the overlay district.

Wilber asked if the PC decided on a special number of acres. No, per Briggs.

The NE corner of our township was one of the overlay districts shown on the map. It has the least impact on residences however, it was not leased for solar.

Smiley asked about the demonstrated need for Keene township which is roughly 20 MW per Schafer.

It was decided to keep all three Overlay Districts. Acreage is approximate:

- NE corner = 489.09 Acres
- Center = 461 Acres
- Lower = 483 Acres

Colleen Timpson mentioned that her road is in the central part of Keene and wants passersby to see our Township as beautiful.

Nate Wolf mentioned that you can't make everybody happy. The areas chosen are good and he is ok with them.

Jason Hardy asked if overlay districts can be changed. Briggs stated they could not but we can ask for better screening, etc during site plan review.

John Timpson stated this was the best meeting since solar discussions were started.

Sandy Smiley stated she is concerned about transmission lines and eminent domain. She is hoping that our current lines will be adequate.

Schafer suggested leaving the discussions about the NE corner until after Public Hearing.

Vandersloot is concerned about how to describe the overlay districts and will need help stuffing envelopes to residents affected by the overlay districts.

Nate Wolf, Wilber and Sandy Smiley will work on getting land descriptions which at times will be from the center of road per Briggs.

Jason Hardy mentioned he was not happy with his "box" but is ok overall.

Motion by Stahlin to send ordinance for Public Hearing and seconded by Krieger. All approved. Motion carried.

New Business:

None

Public Comment - Any Topic:

Someone thanked Vandersloot for bringing in candy.

Adjournment:

Stahlin made a motion to adjourn. Seconded by Solomon. All approved. Motion carried. Meeting adjourned at 9:16 PM.

Minutes documented by Nancy Solomon.