

Cato Township Planning Commission-Special Meeting

Meeting 12/13/2023

Called to Order 6 PM

Pledge of Allegiance

Members present – All. P Morrow, J. Cumings, J. Main, D. Behrenwald, Q. Striker

Also, present Danielle from McKenna Master Planner

Absent: Dave Kelsey – Zoning Administrator

Approved Agenda

Approved Minutes from November 18, 2023 meeting

No public comments

Public Hearing for Master Plan opened: no comments, closed

Review by Danielle of the Master Plan and Highlights

Preservation, land use, housing opportunities, road maintenance, outdoor resources (parks/rec)

Promote business areas, need public hearing and to the board to recommend adoption. Go to the board for the January 8, 2024 for approval. Motion made and approved.

Wind ordinance: Change 7A back to 400ft

Change 7C back to must not exceed 50 DBA/40 LMAX

Change 7E back to 4x tip height from non-participating and all wetlands, lakes, and streams, right of ways, and public roads

Adjust to the originally submitted ordinance that was submitted to the board. Motion by Striker, 2nd by Main. Roll call all Yes

Public hearing for Wind and Solar at January 10, 2024 PC Meeting- motion made by Cumings, 2nd. All in favor.

Need a public posting in the newspaper.

Barndominiums (post frame)- need sealed drawing for the county. Build per county building code specs. Post frame allowed as long as they pass county specs. Motion made/carried to add Sec 3.24 – 12 post frame to follow Montcalm County building code with sealed prints.

Will be a public hearing on January 10, 2024.

Planning commission discussion on Q. Striker position expiring. He will accept knowing he may be absent from time to time with new position at his current job.

Solar:

Made changes and reviewed from Section C – Commercial Solar going forward thru ordinance.

C. allowed on Commercial/ industrial zoning properties. And are not permitted on any properties enrolled in PA 116 Farmland and Open Space preservation, unless a variance for special use is approved.

2. System and Location Requirements:

Remove 2 c

2d becomes c.

Add The township may on a sale may at sole discretion allow a lesser setback only if approved by neighboring prop and recorded with the county – set back no less than 100'

e becomes d.

Add 7. Move from 6 to 7. The Commercial Solar Energy system must not produce any glare that is visible to neighboring lot or to person traveling on public or private roads. No glare should interfere with air craft and air traffic opportunities.

7 is now 8- correct spelling from sings to signs. Add emergency numbers must be on signs at sight.

8 becomes 9. The noise generated by a commercial solar energy system must not exceed the following limits:

9a. Forty (40 DBA LMAX, as measure at the property line.

10. The township may allow lesser if neighbor signs a waiver. In addition, the to the above limitations, a sound barrier of a solid decorative masonry wall or evergreen tree berm, with trees spaced not less than 10 ft apart must be constructed to reduce noise levels from all surrounding inverters. The berm must be no more than 10 feet from all inverters, must be a least as tall as all inverters, but not more than 3 feet taller than the height of all inverters. The use of berms to comply with sound will be permitted at the township's discretion.

9 becomes 11= add depth of 10ft. eliminate that comply with current National Electrical Code standards.

10 becomes 12 Drain. 1st inspection immediately upon completion then after at least every 3 years or upon any evidence of or reported damage. Any repair must be done within 7 days after discovery of any failure. Add all inspections and costs are covered by the owner operator.

11 becomes 13

12 becomes 14

13 becomes 15

14 becomes 16

15 becomes 17

16 becomes 18

17 becomes 19

18 becomes 20

Section 3, Amend Section XX.

Remove * Commercial Solar Energy System

Public Comment – Jamie Snyder commend board for public input and all the hard work by the Planning Commission

Diane Briggs – Unhappy with the land split.

Briggs, Mr.-setbacks on Wind ordinance question.

Closed Public Comment

Next meeting January 10, 2024

Meeting adjourned.