

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
June 5, 2023

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, June 5, 2023 in the meeting room of the Municipal Building, 2055 West John Beers Road, Stevensville, Michigan 49127.

CALL TO ORDER

ROLL CALL

Present: Tony Korican, Charlie Olszewski, Glenn Youngstedt, Chris Miller, Andy Barbott and Mike Freehling.
Absent: Marc Florian.
Also present: Jim Pheifer, Building Official and Jacqueline Ross, Recorder.

ADDITIONS TO AND APPROVAL OF THE AGENDA – Solar Energy.

APPROVAL OF MINUTES

Youngstedt, seconded by **Olszewski** motioned to approve the minutes of the regular meeting minutes of May 8, 2023 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAETY

The Department of Building Safety, year to date, has issued 2 permits for single family dwellings, last year there were 18. For the month of May 2023 there was 1 permit issued for single family dwellings. For the month of May 2022 there was 1 permit issued for single family dwellings.

This year, house construction values alone totaled \$1,139,000. At this time last year, they were at \$7,812,283.

In 2023, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$7,921,052. In 2022, total construction values were at \$12,315,912.

In the month of May, there were 333 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS –

A. Master Plan

Freehling recommended that the Commission members review the Master Plan before the July 10, 2023 meeting to prepare for discussion on whether or not the 2013 Master Plan is still applicable or if revisions would need to be made.

B. Solar Energy

Freehling noted that the **Board of Trustees** was working on putting a moratorium into place for large scale projects. He inquired who would like to sit on the Solar Energy Committee. **Florian** (volunteered prior to the meeting), **Olszewski**, and **Youngstedt** all volunteered for the committee. **Korican** will be an alternate.

UNFINISHED BUSINESS

A. Hotel Sub-Committee

Miller put together a memo and had sent it out to the committee members for review prior to sending to the **Board of Trustees** for recommendation.

A short discussion followed.

B. Chicken Sub-Committee

Barbott mentioned that the committee had made plans to meet by mid-July and planned to have some information by the August 7th meeting.

A short discussion followed.

C. Air BNB House-Boats

No new information; Public Hearing planned for July 10, 2023 meeting.

PUBLIC COMMENTS

Adam Schaller, 9780 Evergreen Drive, Bridgman, MI. Had questions on the solar moratorium that the **Board of Trustees** was considering and was against the moratorium.

Freehling explained that the **Planning Commission** had not yet received all the information yet regarding how the **Board** wanted to proceed with the moratorium and what the official criteria would be for constraint. He said he also didn't yet have the criteria on what would be considered "large-scale" either.

Shaller mentioned that he would be happy to share his experience and that there were available funds from grants and tax incentives available from federal sources that could be used to put projects into place. He also mentioned some local companies that could offer some more information.

Paul Gamby, 1742 Williamsburg Dr. Expressed that he was for the moratorium so that people could do their own research. He made mention of how other townships had dealt with the introduction of solar energy on a large scale in the area and how it affected their master plan and the changes they had to make in order to accommodate it. He also explained some of the cons that go along with implementing solar panels and the negative environmental impact that they can have.

Gerald Berzins, 5020 S. Roosevelt Rd. Explained that he was for the moratorium at a large scale and the detriment that the panels can cause to the environment during production and after installation.

CORRESPONDENCE

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:42 p.m.

The next regularly scheduled planning commission meeting will be held on July 10, 2023 at 6:00 p.m.