

## Meeting Minutes

### Augusta Charter Township Regular Planning Commission Meeting

Township Hall  
Wednesday, May 15, 2019  
6:30 PM

1. **Call to Order**

The Meeting was called to order by Vice-Chair Yurk at 6:31 PM.
2. **Pledge of Allegiance**

All in the room arose, faced the flag and stated the Pledge of Allegiance.
3. **Roll Call and Recognition of Visitors**

In Attendance: Bennett, Green (Arrived at 6:49 PM), Howard, Newsome, Woolf, Yurk. Absent: Chie. Planner Kreps and Engineer Bayley were in attendance. There were three audience members in attendance.
4. **Approval of Agenda**

Motion by Bennett, support by Newsome to approve agenda as presented.  
Motion carried unanimously.
5. **Election of Officers**

Motion by Bennett to nominate Gerald Chie for Chair, Robert Yurk for Vice-Chair and Terrance Greene for Secretary, support by Newsome to approve nominations as presented. Motion carried unanimously.
6. **Public Hearings**
  - a. None.
7. **Business Items**
  - b. **SP-19-01 - Augusta Township Fire Station Preliminary Site Plan – Southeast Corner of Judd / Whittaker Roads; (T-20-15-200-015)**

Chris Sutton and Candace Briere with Metro Consulting were present to represent the petitioner.

Planner Kreps indicated this was a preliminary site plan review and the petitioner would return for a final site plan approval. She outlined the project and noted there were 10 recommendations for information needed for final site plan approval.

    - 1) Review comments from the Washtenaw County Road Commission (WCRC) and the Washtenaw Water Resources Commission (WWRC) be addressed.
    - 2) Provide dimensions from the structure to all property lines.
    - 3) Provide lot coverage ratio.

- 4) Provide building height.
- 5) Indicate how soil constraints will be overcome at final site plan.
- 6) Township Engineer review of proposed site utilities.
- 7) Parking spaces are required to be 9.5 feet wide.
- 8) WCRC and Township Engineer review of site access and circulation.
- 9) Provide location and detail of proposed fixtures, including height for final site plan review.
- 10) Provide detail, location and illumination of all proposed signage at final site plan.

Engineer Bayley was asked by Commissioner Yurk for his position on the project. He noted there were 3 requirements in his report.

- 1) Revise the set back from Whittaker Road, per the attached Washtenaw County Road Commission Right of Way Requirements or provide approval from the Road Commission.
- 2) Show the proposed water, storm and sanitary utility service connections.
- 3) Provide the location for the dumpster enclosure.

Engineer Bayley stated since this was a preliminary site plan he saw no reason not to proceed to the next step.

Motion by Bennett to approve the preliminary site plan, support by Newsome. Motion carried unanimously

c. Large Scale Solar Ordinance

There was discussion around the townships large scale solar ordinance. Solar is currently allowed in Light Industrial and General Industrial zoning districts as a special land use. The township was approached by Next Era in 2014 about a solar development. The result was rezoning of 600 acres to accommodate it.

A consideration would be to change the ordinance to allow solar development in Agricultural Residential (AR) zoning as a special land use. This would preclude the need to rezone property and if the development never happened, the land would still be zoned AR.

Commissioner Woolf stated there may be some taxable benefits as a utility and for personal property. Commissioner Greene was concerned about the possibility of litigation from changing the ordinance.

Planner Kreps to prepare text amendment for consideration.

Motion by Bennett to consider a text amendment change to allow solar development as a special land use in AR zoning, support by Greene. Motion carried unanimously

**8. Public Comment**

Sergio Trevino with Ranger Power, a Brooklyn, NY based renewable energy company spoke. He indicated they currently have two projects in Michigan. They are interested in considering a solar project in Augusta Township. He indicated they are a utility scale developer, and considerations for a project are:

- a. The percentage of renewable portfolio in the state.
- b. Power prices, which are higher in Michigan and the mid-west than other parts of the country.
- c. Opportunity for solar versus wind, proximity to transmission lines, and sensitivity to wetlands and residential.

**9. Communications**

Planner Kreps distributed a notice for a training session to be held on Monday, June 3, 2019 at 6:00 PM at the township hall meeting room. Topic will be Roles and Responsibility Training for board and commission members.

**10. Adjournment**

Motion by Newsome, Support by Bennett for adjournment. Motion carried unanimously. Meeting was adjourned at 7:57 PM.