

MINUTES
Augusta Charter Township
Regular Planning Commission Meeting
8970 Whittaker Road
Ypsilanti, MI 48197
January 15, 2025
6:30 PM

1. Call to Order

The meeting was called to order by Chair Yurk at 6:38p.m.

2. Pledge of Allegiance

Chair Yurk led Pledge.

3. Roll Call and Recognition of Visitors

In Attendance: Commissioners Robert Yurk, Wendy Albers, Dan Woolf, Richard Hamill, and Trustee Gipfert. Absent: Commissioners Thomas Spence and Joyce Witt. Trustee Gipfert was recognized and welcomed as the new BOT Liaison. Also in attendance was Laura Kreps from Carlisle Wortman.

4. Approval of Agenda

Noted was an error that included a former Trustee and this will be corrected for the next agenda. Item "7c" added for election of Commission Officers. Commissioner Yurk motioned to approve the agenda with added item of election of officers. Commissioner Hamill supported the motion. Motion carries.

5. Approval of Minutes

No changes to October 2024 minutes. Commissioner Woolf motioned to approve the minutes as submitted. Commissioner Hamill motioned to support. Trustee Gipfert abstained. Motion carries.

6. Public Hearings

a. Renewable Energy Ordinance – Text Amendment – Laura Kreps, Carlisle Wortman, read Augusta Township's new ordinance for Battery Storage Facilities. Commissioner Hamill motioned to open public hearing. Motion supported by Trustee Gipfert. Motioned carried. Public hearing opened at 6:44p.m. Resident Margo Czsinky addressed the Commission and wanted to know why this ordinance was being created. Commissioner Yurk noted on McCrone and Talladay there is a small wind turbine on the property. This ordinance provides guidelines to homeowners that wish to install a turbine on their property in the future. The Commission is being proactive versus reactive to this situation. It sets regulations in the township so that future installations would be done in an orderly fashion. Ms. Czinky asked who writes ordinances such as this and Commissioner Yurk noted that the Township relies on our planning agency, Carlisle Wortman, to develop such ordinances. Commissioner Hamill motioned to close public hearing. Trustee Gipfert motioned support. Motion carried. Public Hearing closed at 6:49p.m.

7. **Business Items**

a. Renewable Energy Ordinance Discussion – Per Laura Kreps with Carlisle Wortman, the next steps in the Battery Storage Ordinance is to finalize the draft. Prior to being adopted, Lara Kreps advised the BOT needs to approve and request review by the Township Attorney. Discussion opened up for the Commission. Commissioner Woolf had the following questions. 1) Page 4 – Solar portion 6.25 – setback and heights are both 100 feet. Should setback increase to 150 feet? 2) J section - screen – not identified is screening was to be in front or behind fence. Page 5 – O drain tiles – no mention of them being on the drawings. Should be included on the permit drawings so tiles can be identified for the decommissioning. P section of page 6 – preferable to install equipment above the ground – no min/max heights mentioned. Section S page 6 – indemnification of insurance – doesn't identify who is responsible for that. Page 8 – wording of decommissioning – section Z – continuing security – what is the meaning for when bonds are required. Wind portion – 6.26 – property setbacks – Woolf recommends 2 x the height for distance setbacks. Commissioner Yurk asked for clarification of language around screening vegetation and for project that is underway he questioned the drain tiles if they would be identified on the current Railsplitter project. None of this discussion impacts that current project. Indemnity might not be bad to include – Laura Kreps modifying to provide public liability that must be continuously maintained. Commissioner Yurk requested review of geometry for wind. Max is 80 feet and it has to be 10 acres. Commissioner Albers had concerns that the language for battery storage was vague but Laura Krepps, Carlisle Wortman, assured that everything Commissioner Albers addressed was already included in the ordinance.

b. Housing Readiness Audit Discussion – Commissioner Yurk - grant for housing readiness – look at senior housing opportunities. What did the grant target? Is it an audit of all housing? Does the board want to target senior housing? Review the PUD of the ordinance, include inclusionary housing – includes senior housing. Accessory dwelling units may or may not be attached to. Commissioner Yurk curious about the size. Cannot be more than half of the original home. As long owner lives in one structure or the other, it's ok. If someone has built already without permission, it's up to the ordinance officer to enforce codes. What are the unintended consequences of allowing these types of units? Laura Kreps to bring back language to consider on accessory dwelling units.

c. Election of Officers – Commissioner Yurk nominated Albers for position of Secretary. Commissioner Woolf supported. Motion carried. Commissioner Albers nominated Commissioner Woolf for Vice Chair. Commissioner Hamill supported. Motion carried. Commissioner Woolf nominated Commissioner Yurk for Chair. Commissioner Albers supported. Motion carried.

8. **Public Comment**

Cath Howard addressed inclusionary housing. Recommended strong public outreach. She shared concerns about the gun range and that in August of 2022, Milan purchased 47 acres for a sports complex. She is bringing awareness to the township so they can be involved in the development of this complex. “We should be paying attention.” Milan should be following Augusta Township ordinances. This is part of the “Move Forward Milan” agenda.

Rodney Taylor addressed the gun range issue. Residents should have been made aware. Commissioners should have seen a gun range site plan. There should have been fire department review. He also addressed Mitchel's storage and asked if there is any way there could be additional coordination between Washtenaw County and Augusta Township.

David Frey stated Augusta Township does not need inclusionary housing or senior housing. He addressed Carlisle Wortman about the Housing Readiness Audit. He provided an explanation of the grant. Augusta Township is too remote from hospitals. Senior housing will not address the needs of seniors. He states the Township is working to overturn the PUD and that it will destroy our rural community.

9. Communications

Laura Krepps addressed education opportunities for the current Planning Commission. Trustee Gipfert discussed a joint meeting between the BOT and this Planning Commission at a future meeting.

10. Adjournment

Commissioner Hamill motioned to adjourn. Motion supported by Trustee Gipfert. Motion carried unanimously to close the meeting at 8:14p.m.