



WHEATFIELD TOWNSHIP

985 East Holt Road · Williamston, MI 48895-9754
Phone (517) 655-4161 · Fax (517) 655-9071

REGULAR MEETING OF THE WHEATFIELD TOWNSHIP PLANNING COMMISSION

THURSDAY May 18, 2023, 7:00PM

Website: wheatfieldtwpmi.gov

Call to Order: The meeting was called to order by Chairman Kapp at 7:00PM.

Roll Call: Mitch Adelman, Denny Kapp, Violet Lentz, James Scherer and Michael Kapp, present. Also attending: Zoning Administrator Wayne Myers and Recording Secretary Barb Bidigare.

Approval of Agenda: Agenda was revised to add 1) the review of a solar energy system application to New Business and 2) discussion of attorney comments related to proposed wind energy system ordinances to Old Business. Motion by M. Adelman to approve agenda as revised, seconded by J. Scherer. All were in favor – motion carried.

Approval of minutes of April 26, 2023: Motion by M. Adelman to approve minutes of April 26, 2023, seconded by J. Scherer. Discussion included comment that the Township Attorney should be referenced by that designation rather than by name. Motion carried, 4 [all] in favor, ~~1 against~~.

Public Comment: Public comment opened at 7:11PM. Three people spoke. Topics included requests for information on how to amend ordinances, banquet/event facilities in the township, and Planning Commission structure. Public comment closed at 7:19PM.

Correspondence: Two emailed correspondences were received related to the proposed Noble Road event center: one opposing the center (Covey) and the other a request from the applicant to withdraw the application for the center.

Zoning Administrator Report: Special Land Use Permit (SLUP) applications for Noble Road and Zimmer Road event centers were withdrawn. A SLUP premeeting will be held with Spartan Glass related to a business at the Noble/Williamston Road corner.

Zoning Board of Appeals Report: An application for an accessory horse barn was denied due to no primary building on the site. Chairman Kapp reviewed certain actions that can be taken by the Zoning Board of Appeals.

Board of Trustees Report: Budget discussions are underway. The public hearing on the proposed budget is scheduled for June 13. The Board of Trustees approved a one-year extension (June 14, 2023 to June 13, 2024) of the existing moratorium on wind turbines developments.

New Business:

- Special Land Use Sign requirements – Discussion on possible signage requirements at the sites where Special Land Use Permit applications are pending. Chairman Kapp reported that ordinance changes were not necessary per the Township Planning Consultant and the matter had been referred to the Board of Trustees. M. Adelman will be contacting neighboring townships to see if they have similar requirements.
- Solar energy system application – Chairman Kapp reviewed applicable ordinances and Planning Commission authority. The application was reviewed for completeness and determined to be incomplete. Chairman Kapp and the Zoning Administrator will follow up with the applicant on the deficient application including a request for 10 hardcopies of the revised application.

Old Business:

- Technical amendments (review procedures and frontage requirement) – A public hearing on these ordinance amendments is set for June 15, 2023.
- Attorney comments related to proposed wind energy system ordinances – ~~Attorney comments related to decommissioning small turbines and bonding were discussed. The Township Planning Consultant and the Township Attorney will be asked about consistency in how in general abandoned property is handled. M. Adelman will also look into risks associated with small turbines.~~

Other Matters: Discussion on changing the dates for regular Planning Commission meetings. No changes decided at this time.

Next Meeting: June 15, 2023 at 7:00PM.

Motion to Adjourn: By M. Adelman, seconded by J. Scherer. All in favor, motion carried. The meeting ended at 8:59PM.

Respectfully submitted,

James Scherer, Planning Commission Secretary.