

VILLAGE OF CALEDONIA
FINAL PLANNING COMMISSION MEETING MINUTES
Thursday, July 27th, 2023 @ 7p.m.
Caledonia Village Hall
250 S. Maple St. SE
Caledonia, MI 49316

Minutes

Planning Commission Attendees: Amanda Crozier, Gayle Ott, Kimberly Peters, Gerrienne Schuler, Bill Robertson, Monique Brennan, Kathryn Zoller, Village Attorney, Nathan Mehmed, Village Planner

Additional Attendees: Jennifer Lindsey, President; Jeff Thornton, Village Clerk/Manager

Missing:

1. **CALL TO ORDER** 7:02 pm

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – All accounted for – welcomed new member Brennan.

4. **PUBLIC COMMENTS** (BRIEF – UNDER 2 MINUTES, AGENDA ITEMS ONLY) - none

5. **INQUIRY OF CONFLICT OF INTEREST** - none

6. **CONSIDERATION OF THE MEETING AGENDA**

- With Amendment to add discussion of meeting time
- Motion to Approve by Ott
- Seconded by Schuler
- Motion Carried

7. **APPROVAL OF PREVIOUS MEETINGS MINUTES**

- Motion to Approve by Schuler
- Seconded by Ott
- Motion Carried

8. **PLANNER COMMENTS / REPORTS**

- a. **Legacy** – Waiting to replace a couple of trees (bad time of year to replace – could hold bond to “complete” by complying); on-going issues with Engineering, Drain Commission/Road Commission need to make some calls. Looking into quality of paving (pooling issues).

9. **NEW BUSINESS** –

- a. Consideration of Solar Ordinance
 - i. Samples/Examples in our packet

- 1.** In other communities – depends on community. Old ones are longer. Being a Village that's build out, you are likely to see rooftop like Chase's roof. Could see on homes, the school, etc. Large scale isn't likely something needed. Focus on small scale, definitions. It's becoming more popular due to efficiency and better costs. Due to safety, should still inspect. School is exempt from zoning.
- 2.** Definitions would need to be added.
 - a.** Sound – big ones will have some noise generated – large acre systems not in the Village. AC is louder.
 - b.** Does the Fire Dept need to be consulted as a stakeholder? Would it hinder them? After we've decided, the atty will draft and we distribute to IMS and others like the Fire Dept. Lithium batteries can be prone to fires. Systems that are alt to generators.
 - c.** Decommissioning – that's mainly large scale with plans included to dismantle. Acs – remove the pillars for example, replace topsoil. Wouldn't be needed for residential systems.
 - d.** Not in use anymore – you won't know.
 - e.** City of Royal Oak – would be nice to have that overview of the balance.
 - f.** Aesthetic – you can say where they go. Could be considered safety in the front yard.
 - g.** Limitation on size for ground systems.
 - h.** MSU has some commuter lots that have "coverings" for car.
 - i.** Size/Height/Tilt
 - j.** Glare – doesn't produce negative glare.
 - k.** Front of House no, but roof ok.
 - l.** Shadows – could align to roof
 - m.** Recommendations:
 - i.** Front yard - no
 - ii.** Roof – all directions
 - iii.** Structure – not to face the street or exceed height of structure
 - iv.** Roof Height – 3 feet above the pitch line
 - v.** Ground Height – 12 feet
 - vi.** Zoning Permit would required
 - vii.** Use Gaines D 1 – 4 with addition of side yard to #1.
 - viii.** No special use needed
 - ix.** Installation Use Gaines B4 – all existing code would apply (electrical, etc.)
 - x. Burying the lines to be added
 - xi. Abandonment Use Gaines B6 - costs for removal will be charged to property owner.
 - xii. Lighting – allow what is already in the ordinance
 - xiii. # of systems per Lot

- xiv. Size per ground unit- max per lot – could be up to 10% of total lot but no bigger than 1500 sq ft
- xv. Aesthetics – neutral in color, aesthetically compatible.

3. How many people come in – No one has come in to ask. Glen Valley residents have asked their design group.

4. GR is short, Gaines is bigger.

5. It would be nice to have Lance at the next meeting.

b. New Meeting Time Discussion

i. Start at an earlier time?

ii. Consensus is to stay at 7 pm for consistency.

10. OLD BUSINESS

a. Zoning as has been published

11. OTHER MATTERS

a. Fees and Penalties – Hard to get enforcement at times due to our zoning violation rates. Escalated scale could be nice. Yes, ok for Kathryn to do discovery into other municipalities' rates.

b. Still an open seat

12. PUBLIC COMMENT - none

13. COMMISSIONER'S COMMENTS – Thank you to the DPW staff

14. ADJOURNMENT at 8:29pm

Respectfully Submitted,



Kimberly Peters

Planning Commission, Secretary