

CHARTER TOWNSHIP OF MONITOR
SPECIAL PLANNING COMMISSION MEETING
December 10, 2024

The meeting was called to order by Vice Chair Amy Shabluk at 2pm.

The Pledge of Allegiance of the United States of America was recited by all present.

Members present: J. Bellor, A. Shabluk, E. Rosenbrock, B. Campbell, P. Reder, C. Schweitzer, B. Walsh

Members absent: None

Also present: R. Sheppard, Attorney, D. Scherzer, Planner

**Motion by Reder, supported by Schweitzer to approve the agenda as presented.
Motion unanimously carried.**

**Motion by Bellor, supported by Reder to approve the minutes of December 3rd, 2024, as presented.
Motion unanimously carried.**

Public input opened at 2:01 p.m.

Andrew Peckham introduced himself to the Planning Commission members. Mr. Peckham will be joining the Planning Commission in January.

Public input closed at 2:02pm.

Unfinished Business

Review of Renewable Energy Ordinances –

Scherzer distributed an airport map to the Planning Commission members.

Sheppard discussed areas where wind turbines may be allowed due to the proximity of airports and explained how most of the Township falls within the area not allowed for wind turbines. However, we must designate an area in which wind turbines could be allowed.

Sheppard also discussed areas where solar and battery storage may be allowed.

Scherzer described areas on the zoning map where substations are located to his knowledge. He explained that based on MBS airport regulations, solar locations would require glare studies to be completed.

Discussion ensued among members regarding the setting of overlay districts.

Motion by Bellor, supported by Shabluk to designate the overlay districts as sections 5, 6, 30, 31, and 32 for wind if still deemed necessary after the litigation is decided.

Roll Call Vote:

Yes: Shabluk, Schweitzer, Campbell, Rosenbrock, Bellor, Reder, Walsh

No: None

Absent: None

Motion unanimously carried.

Discussion ensued among Planning Commission members regarding setting the overlay district for battery storage.

Motion by Reder, supported by Schweitzer to designate the northwest quarter of section 28, north half of section 4, and section 34 as an overlay district for battery storage if still deemed necessary after the litigation is decided.

Roll Call Vote:

Yes: Shabluk, Schweitzer, Campbell, Rosenbrock, Bellor, Reder, Walsh

No: None

Absent: None

Motion unanimously carried.

Scherzer led discussion on setting the overlay district for solar.

Motion by Bellor, supported by Walsh to designate the solar overlay district as section 5, the west half of section 28, and section 34 if still deemed necessary after the litigation is decided.

Roll Call Vote:

Yes: Shabluk, Schweitzer, Campbell, Rosenbrock, Bellor, Reder, Walsh

No: None

Absent: None

Motion unanimously carried.

Shabluk authorized Sheppard to set a public hearing regarding overlay districts.

Review of Master Plan –

A special meeting has been set for January 22nd, 2025, at 2pm to further discuss the master plan.

Motion by Campbell, supported by Bellor to adjourn the meeting.

Meeting adjourned at 3:46 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
S/jjh