

Claybanks Township

August 13, 2018

MEETING MINUTES

The regular meeting of Claybanks Township was called to order at 7:30 p.m. by Supervisor Smith with the Pledge of Allegiance. Members present: Smith, Eilers, Lombard, Rabe and Freye.

Agenda Additions – Unfinished Business C) Compensation for park help during the managers' absences. D) Cemetery tree removal bill New Business B) Laptop for Treasurer

Minutes

(A) Approval of July 9, 2018 regular meeting minutes - David Rabe made a motion to approve the July 9, 2018 regular meeting minutes. Second by Dan Lombard. All in favor. Motion carried.

Accounts Payable

(A) Approve August Payables – Dan Lombard made a motion to pay the general fund payables in the amount of \$8,250.96 and the Park payables in the amount of \$12,452.12. Second by David Rabe. Rabe, yes; Freye, yes; Eilers, yes; Lombard, yes; Smith, yes. Motion carried.

Correspondence – Miscellaneous correspondence was reviewed.

Public Comment – Dave Borgeson thanked the board for the picnic. Brenda Eilers was recognized for her efforts in making this happen. Dave also wanted to further address his concern for our proposed solar energy ordinance. He read parts of an article from the internet about a proposed solar energy farm and what that township did to handle it. He addressed the decline in property values around established solar energy farms. He wanted to reiterate what the master plan says about land use in the township. He read the portion of the master plan that addresses this in respect to ag and rural preservation zones. Dave suggests putting this off until much more information can be gathered. He also noted that the Master Plan and Zoning Ordinance must be in agreement.

Tom Kajander's family owns a house near Dave Borgeso and is a seasonal property owner. He is concerned that the solar development is contrary to our master plan. He is a practicing lawyer and has been on city councils. He expressed concern that it is alleged that a member of the commission has voted on this when his land is involved in a lease. He said it is a conflict of interest in the process. He understands the farmers have a hard time making ends meet. He lives in Texas where solar and wind farms are present. He said there is no question that they are a blight on the appearance of the land. He suggests that if we go forward with this we rezone an area industrial and "tax the heck out of it" to cover the costs of road destruction, which will happen with heavy vehicles. and to make up the property value that will be lost.

Homer Azar referred the township board to a book he refers to often in regards to sustainable energy. He said latitude determines how much energy can be produced with solar energy and that our area would not generate much energy. Homer would be glad to help in any way with this.

Peter Shlagor stated that Great Lakes Energy (GLE) was going to bring internet to the area. If anyone is interested, they need to contact GLE to let them know of their interest online. That will determine who gets service first.

Supervisor Dick Smith commented on the intent of the township to not get caught without an ordinance regulating where a solar farm maybe placed and restrictions they are subject to. He read a letter received from the township attorney giving the opinion that the township cannot prohibit installation of solar power facilities from all zoning districts. Dick also reiterated that he is not aware of any board or commission member that has signed a lease and is pushing to get this through so they can monetarily benefit. Much discussion from many audience members ensued. It appeared to be understood at the

end of the discussions that the township is trying to be proactive and not be caught lacking in zoning if a company pushes to come into the township.

Reports

- (A) **Financial** – General Fund \$199,991.05; Fire Fund \$66,566.86; Road Improvement Fund \$83,820.20, Park Fund \$86,539.55.
- (B) **Zoning Administrator** – Report given by Sara Bizon. No permits were issued. She did one inspection and got some final documents for a land division from a realtor. She is receiving lots of phone calls.
- (C) **Planning Commission** – Report given by Art Grumm. The Planning Commission will have a meeting on August 21, 2018 at 7:00 p.m. They will be talking more about solar energy and have received copies of other townships' ordinances and information. MSU is putting on some extension courses regarding solar energy planning and zoning. Art read some statistics in the brochure about solar energy development. Art would like Sarah Bizon, the Planning Commission members and anyone else the board wants to go at a cost of \$30.00 each

Mary Freye made a motion to approve up to \$500 to send anyone who would like to attend the MSU Extension Planning and Zoning for Solar Energy Development courses. Second by Brenda Eilers. Lombard, yes; Rabe, yes; Freye, yes; Smith, yes; Eilers, yes. Motion carried.

- (D) **Cemetery Committee** – Report given by Art Grumm. He had attended a funeral in Flower Creek Cemetery and asked Carol Royalty to get a quote on removing a tree. There must have been a misunderstanding because the tree came out. We have a bill from Tree Huggers for their service. Art noted the water pump at Flower Creek Cemetery is not working. He assumes the leathers are dried out. It was suggested Denny Omness be called to make the repairs as he has worked on this in the past. David Rabe will make that call.
- (E) **Park** - Report given by Jesse Cisneros. There were many campers this past week and there are a lot of reservations for the next three weeks. The internet is not working well for the park. The signal keeps dropping. Jesse did the last water test and the nitrates on the south well are creeping up. He feels the main culprit is the day bathroom on the south end of the park and that it will need to be dealt with at some point.

Unfinished Business

- (A) **Municipal Civil Infraction Ordinance** - Supervisor Dick Smith and Zoning Administrator Sara Bizon have not met with a judge yet. Sara does have a message for scheduling.
- (B) **Solar Energy Draft Ordinance** - Tabled until the September 10, 2018 regular meeting.
- (C) **Compensation for Park Help During Managers' Absences** - After some discussion, David Rabe made a motion to compensate the temporary help \$12/hour for the time they worked during the manager and assistant managers absences so they could attend a grandchild's wedding. Second by Dan Lombard. Eilers, yes; Lombard, yes; Smith, yes; Rabe, yes; Freye, yes. Motion carried.
- (D) **Cemetery Tree Removal Bill** - \$2,000.00 was approved for tree trimming at Pine Grove Cemetery at the June 11, 2018 regular meeting. The bill we received was for \$2,700.00 as a tree was also removed at Flower Creek Cemetery. David Rabe made a motion to approve an additional \$700.00 to be paid to Tree Huggers for removal of the tree at Flower Creek Cemetery. Second by Brenda Eilers. Smith, yes; Rabe, yes; Eilers, yes; Lombard, yes; Freye, yes. Motion carried.

New Business

- (A) **Webster Road/Scenic Drive Repair Invoice - Amount to Pay?** There was a prior discussion of not paying the full amount of this repair if the township did not have sufficient funds. Our road millage did pass, so the board was in agreement that we should be able to pay the full amount. Mary Freye noted that the shoulders of the repairs have not been completed and she did not feel the bill should be paid until the job was done. Dan Lombard made a motion to pay the Oceana County Road Commission the full invoice amount when the job has been completed. Second by David Rabe. Freye, yes; Rabe, yes; Smith, yes;

Lombard, yes; Eilers, yes. Motion carried. Mary Freye will contact the Road Commission and advise them payment will be sent when the job is done.

(B) Laptop for the Treasurer - Brenda Eilers has had her laptop in for repairs two times in this past month and it still is not working correctly. She was wondering what she should do. After discussion it was agreed that she should purchase a new laptop as hers is quite old. Dan Lombard made a motion to allot \$750 for the treasurer to purchase a laptop. Second by David Rabe. Lombard, yes; Rabe, yes; Freye, yes; Smith, yes; Eilers, yes. Motion carried.

Supervisor Comments - Dick Smith wanted to make the board aware that it will be necessary to contact the township attorney to help draw up policies for just about everything the township does in regards to the Board of Review and collecting taxes to comply with new regulations. AMAR will be checking to see that these policies are in place in about ten months. He also noted that just before Jesse and Carol Cisneros left for their granddaughter's wedding, three pitbulls were brought into the park by a camper and kept in a small fenced in area by their camper. The matter was resolved with police involvement. The dogs were taken to a kennel by the campers.

Adjournment - 8:37 p.m.

Respectfully submitted,

Mary Freye