

	<p>review and decision was tabled until next month. The resolution for late payment penalties on taxes was approved. The resolution for conditional rezoning was denied. For the sound system and microphones for Board members during the meeting is in a trial period. New Business included discussion on new tables and chairs. Resolution on extending the moratorium for the solar energy system was approved.</p> <p>c. Livingston County Planning Commission Report: LCPC D. Bowdoin reported that the LCPC was planning a brown bag lunch on September 20th, 2022 from 12p-1pm at the Genoa Township Hall. It will cover agricultural economic development. He also reported that there will be a Livingston County Citizen Planner Program for interested planning commission members. Dates included 10/27, 11/3, 11/10, 12/1, 12/8, and 12/15 from 6pm-9pm. The cost is \$250.00 and it will be located at the survival flight building in Howell. Supervisor B. Grubb stated the Township would cover the cost of the class for the planning commission members that were interested.</p>	None
Old Business		
<p>a. Rezoning of Parcel No. 4701-10-300-020 Update</p>	<p>Township Supervisor Bill Grubb advised that Township Trustee R. Holstein stated that the township could be in violation of spot-zoning if it was approved. Spot zoning is illegal. He stated to take it back to the planning commission to consider a corridor up Fowlerville Road. G. Pushies stated that there was precedent set at the Chase Lake/Fowlerville Roads location when it was approved. Swain-Kuch stated that this was a conditional rezoning and not spot zoning. G. Pushies brought up the fact that Trustee Holstein was speaking in a legal capacity on the Board, it is terms for immediate removal, citing conflicts if oaths to the bar and township. There are currently two commercial nodes available. One node could be removed, example the Lovejoy/Fowlerville Roads intersection which was previously a location for consideration and subsequently added to the Master Plan which is conditional rezoning. A. Cooper stated that the Master Plan was up for review in 2023, and when she was looking at this parcel, spot zoning was not on her radar for mentioning. She believed that the Board did not approve it because of the inconsistencies with the parcel and Master Plan. A.</p>	None

	<p>Cooper mentioned that the best plan moving forward should be changing/updating the Master Plan, which was one of several different factors in the denial. K. Poissant asked if the board could submit to the planning commission its reasons for denial? G. Pushies stated that there was nothing that prevented the planning commission from submitting a request of pre-approval to the board to review before the planning commission engages in all of the work to approve it. A. Cooper stated that the applicant or the planning commission could submit a non-binding approval for review.</p>	
<p>b. Solar Ordinance Draft</p>	<p>Swain-Kuch stated many participated in the solar farm tour in Shiawassee County. Sarah Mills, PhD and researcher with the University of Michigan, went on the tour to provide some background and information. S. Mills stated that solar farms are in line with farmland preservation. She stated that U of M and MSU are working together on this research. She has research ongoing, talking with farmers and how they use the revenue generated from their leases including new buildings, buying more/new land, retirement, etc. She is also looking into the local tax revenue for the community, and whether the farmers are making an economic impact in their local communities. Swain-Kuch brought up the personal property tax regarding businesses and equipment at the local level. S. Mills stated that utilities remained on the personal property tax, and that her understanding is that the solar panel equipment should be taxed as industrial personal property. There is a multiplier table to accompany this, and the assessor should consider whether the real property should be agricultural or commercial (what the primary purpose of the land is used for). G. Pushies asked about the guidance S. Mills keeps referring to. She stated that there is a guidance book for solar farms no statute. There was a discussion about the land going back and forth between industrial and agricultural. S. Mills stated that PA 116 is where the landowner agrees to not commercialize or develop the land for a period of time, and the land has to be rezoned. S. Mills stated that the Michigan Department of Agriculture and Rural Development changed this in 2019, adding solar, and one cannot claim those credits, but it does not have to rezone, it is just paused. Some requirements include drainage must</p>	<p>None</p>

	<p>stay the same, a decommissioning agreement bond, and have a 76 on the MSU pollinator scale. The decommissioning agreement can state what specific items like access roads/fences will stay or be removed in the end. The deadline to complete this solar ordinance is about six months due to the moratorium expiring. J. Sprague and H. Smith will provide a clean document for the planning commission to review next month and move forward in approving the ordinance. G. Pushies asked about referencing the guidance document that the ordinance is based on in the ordinance. A. Cooper stated that the document can be referenced in the minutes and not in the Master Plan. K. Ralko asked for discussion of an overlay. A. Cooper stated that there is only one overlay that she has seen in our township. J. Sprague and A. Cooper stated that doing overlay activity will be time-consuming and costly.</p>	
<p>c. Section 6.06 (N) Accessory Structures</p>	<p>The assessor called asking about this topic. There is a property on Fowlerville Rd near Lovejoy that is a “barnaminium.” The structure is a barn that doesn’t have a principal building on the property, and there is a family living in it. This is considered an accessory building, not a principal building, and cannot be used as living quarters. Bowdoin stated that it is an enforcement issue, so it needs to go to the Board. Discussed that there is no time period in which the principal building must be built if the property owner is allowed to build the accessory building first. Cooper stated that Subsection O stated you cannot live in an accessory building.</p>	<p>None</p>
<p>d. Land Division Ordinance</p>	<p>1 new legal description. This issue is before the Board at this time. Cooper stated that this is not in our purview and is at the Board level.</p>	<p>None</p>
<p>New Business</p>		
<p>a. Section 6.07 Supplemental Regulations Pertaining to Yards</p>	<p>There is a recommendation to make an ordinance stating the above ground pools that have a side height of 24 inches and higher will require permits. An official recommendation and wording will come back.</p>	<p>None</p>
<p>b. Zoning Board of Appeals (PC) Appointee</p>	<p>Motion to recommend to the Board of Trustees to appoint Lucas Curd to the Zoning Board of Appeals. Motion by M. Swain-Kuch. Support by G. Pushies. Motion approved.</p>	<p>Motion Passed</p>

Commission Discussion	No additional discussion.	None
Last Call to the Public	The second call to the public resulted in no comment.	None
Adjournment	Motion to adjourn at 8:39pm. Motion by G. Pushies. Support by J. Klein. Motion approved.	Motion Passed

Respectfully Submitted:

Approved:

Kayla Poissant,
PC Secretary

Meghan Swain-Kuch,
PC Chair

Kayla Poissant