

OVID TOWNSHIP PLANNING COMMISSION

OVID TOWNSHIP OFFICE, BRANCH COUNTY, MICHIGAN

October 1, 2019

PUBLIC HEARING

The Ovid Township Planning Commission Public Hearing was called to order by Andy AcMoody at 7:00p.m.

Members present: Andy AcMoody, Chris Donbrock, Sean Groves, Jim Snivley, Tammi Schorfhaar

Other present: Gregg Gemmill, Russ Jennings, Jared Necamp, Mary Fisher, Allison Tyson, Max Benjamin, L.A. Rocholl, Larry Omo, Roberta Kritzer, Merle Donbrock, Tom Walker, Jim Davies, John Lounds, Neva Lounds

The first item was to consider amending the zoning map for properties on East Pearl Road, from Rural Residential to Waterfront Residential (see section maps 27 & 34).

Public comment: Questions were asked requesting the difference in the set-backs between Rural Residential and Waterfront Residential. Concerns were raised that taxes would go up when properties are sold if they are rezoned as Waterfront Residential (two local realtors indicated that this is true). Zoning Administrator, Russ Jennings, spoke with Melissa Lane (the Ovid Township Assessor) and Melissa assured Russ that taxes would not go up if the properties are rezoned for those who are not on the water – the property is considered to be a “back lot” if it is not on the water and, therefore, will not be taxed as being on the water. Concerns were also raised about how current residents won’t have as much input in future disputes if we rezone versus the input they can provide currently. A gentleman who experienced storm damage from two trees falling on his house (property #200-006-04) inquired as to the requirements for him to rebuild. He is severely restricted in how he can rebuild if the zoning is not changed from Rural Residential to Waterfront Residential.

The second item to consider was a request to allow a solar farm on East Pearl Road from petitioners Thomas and Lynn Cranson. The property is located at the southwest corner of Pearl Road and South Angola Road. Jared Necamp, of Cypress Creek Renewables, presented information about their company and their plans for this particular project. The anticipated start date for this project, which is known as Woodley Solar, is Spring/Summer 2020.

Public comment: Questions were asked about the hazards of solar sites, the storage of excess energy that is produced, the process for decommissioning the site, the impact of poor weather (cloudy days, snow, dust, etc.), why they aren’t requesting to utilize the entire site (160 acres) rather than only a portion of the site (20 acres), and any possible changes to the tax structure of this property.

Jared Necamp, of Cypress Creek Renewables, also provided an updated site map for the Angola Solar project. Andy AcMoody explained that any proposed changes to the footprint of this project will need to be presented to Russ Jennings.

The Public Hearing was closed at 8:04p.m.

Respectfully submitted by Tammi Schorfhaar, secretary.