

Mikado Township Planning Commission Meeting Minutes

September 5, 2024

Present: Steve Stevens, Carrie Mullins, Steve Sanderson, Bill Spunar

Absent:

Guests: Supervisor Anne Harmon, Zoning Admin John Moran, Craig Ostby, Clerk Rita Sands

Call to Order: 6:01 PM

Pledge

Motion to approve the meeting minutes from August 1, 2024 made by Spunar, seconded by Sanderson, the Ayes have it, motion passes.

Mullins read the resignation of James Ostby to the PC. His work schedule changed and he would no longer be able to attend the meetings. The Township Board accepted the resignation and placed an ad for the position in the paper, on the website, and on Facebook.

The PC was told by Supervisor Anne Harmon that they would be added to the Michigan Township Association online learning platform and given access to the now paid for membership that includes training materials. A list of recommended trainings were given to the PC members to access and learn at their own pace.

Supervisor Harmon, PC Chair Stevens, and ZA Moran had attended a training session hosted by the MTA entitled Hot Topics in Planning and Zoning; two things were noted:

1) We might consider adding Short Term Rentals (Air BnB's, VRBO's, rooming houses, etc.) to the ZO, but things to consider are increased traffic, noise, potential for changes to taxable value of properties and other general problems that are incurred with increased tourism options. The PC had a quick discussion about this, our rural small town feel, and perhaps should pose the question to the citizens of Mikado, perhaps at the public hearing that will be required when we go into the finalization of the updated ZO.

2) Renewable Energy (Solar, Wind, and Battery Storage) – Due to the passage of Public Act 233 and 234, the PC needs to come up with a workable solar energy ordinance or a Compatible Renewable Energy Ordinance (CREO's are not recommended) to include escrow accounts for expenses incurred by the township to be paid into by the developer and include a Host Community Agreement for 50 megawatts or more. Currently, Mikado does have Solar Energy Amendment Ordinance #01-2022 that could be considered a workable solar energy ordinance. It was approved for recommendation on December 5th of 2022 by the PC after a public hearing and passed by the Township Board on December 12th of 2022. In order to amend the current solar ordinance to add escrow and host agreements, we will need to have a public hearing and the following timeline was established:

-Special Meeting of PC on the 9th of September at 6pm to approve wording (24 hour notice).

-Send wording to Lawyer Freel for review.

-Publish 30 day notice of Public Hearing in September 18th Alcona County Review, website, door and FB.

-Set Public Hearing for October 17th at 6pm; Board will have to approve after meeting or the 18th or 19th.

-Then another public notice placed in October 23rd's Alcona County Review showing adoption of amendment by Board, doc can be viewed on website, and enacted in 30 days.

Please note that if it's not listed in the ZO as acceptable use, it's not allowed, that goes for all districts.

Public Comment: None. It was noted that we obviously didn't get to Article 8 of the ZO, but once we get the urgent business taken care of, we will continue.

Motion to adjourn by Sanderson, seconded by Mullins, the Ayes have it, motion passes.

Adjournment: 7:54 PM

Special Meeting: Monday, September 9th at 6:00 PM at the Mikado Civic Center

Next Meeting: Thursday, October 3, 2024 at 6:00 PM at the Mikado Civic Center