

KASSON TOWNSHIP PLANNING COMMISSION REGULAR MEETING
Monday, October 21, 2024; 7:00 p.m.
Kasson Township Hall, 10988 S. Newman Road, Maple City, MI 49664

DRAFT MEETING MINUTES

1. Call Meeting to Order / Pledge of Allegiance
2. Roll Call of Commissioners and Staff / Recognition of Visitors
 - A. Commissioners present (roll call): Lanham, Carter, Eftaxiadis “T” Roush - excused, Noonan - excused,
 - B. Staff: Zoning Administrator Timothy Cypher, Andria Bufka – Recording Secretary
 - C. Visitors present 3
3. Consideration of Agenda: Additions or Corrections – T moves to approve the agenda as is, Carter seconds, all in attendance vote aye and the agenda is approved.
4. Declaration of Conflicts of Interest - none
5. Approval of Minutes– September 16, 2024 – T moves to approve, Carter seconds the motion, all in attendance vote aye, the motion and minutes are approved.
6. Correspondence Received - None
7. General Public Comment - None
8. Area Reports
 - A. Chairperson – Commissioner Lanham – sidewalks have been completed in Maple City. Some places may receive more work. Township Board is looking at a policing ordinance. Road Commission says they may work on it in 2026
 - B. Secretary – Commissioner Eftaxiadis – nothing to report
 - C. Township Board – Commissioner Carter – nothing to report
 - D. Zoning Board of Appeals – Commissioner Noonan - absent
 - E. Zoning Administrator’s Report – ZA Cypher reports that there is a new permitting system to apply online and track progress of approval of land and special use permits. Hoping to roll out in early November. We will still keep PDF application online in case anyone can’t use the online system to apply.
9. New Business
 - A. Reith Reily renewal – representative won’t be here this evening. There will be packets mailed on Thursday to the PC commissioners. Electronic copies have been sent. Need to have a Public Hearing at next meeting. Cypher will meet with the representative before the next meeting and provide Findings. T moves to set up a public hearing about Reith Reily on November 18th, Carter seconds, all in attendance vote aye and the motion is passed to have a public hearing for Reith Reily at the November meeting.

B. New Cass, LLC – zoning amendment resubmittal

Mark McKeller in attendance representing New Cass. Lanham recaps what happened at the July meeting and asks if it is the same as the July meeting. Their submittal has been modified. T clarifies whether or not it's a new application or a resubmittal of the old. Same property but a separate request. Lanham clarifies what tonight's discussion will be – discuss public hearing and get a motion to set a Public Hearing for the 18th of November. T asks about the application under reasons for the proposed rezoning.

Mark McKeller takes the floor. Reminds the PC about what was discussed in the last meeting. New Cass wants to have multiple dwellings for workforce housing. Based on the conversation they had at that PC meeting, they decided to reduce the number of dwellings to 8. After withdrawing and discussing with engineers, that made more sense. Traffic was also a topic of the last meeting. This would be based on the specific site plan. So a traffic report will be done. The report is a condition of the rezoning request. Not seeking a variance for the 2 acre requirement. Use is still the same. Some employees travel 60-70 miles to work, that requires more workforce housing. The lot is big enough to have 8 units without a variance. Mobile homes will be removed. T wants to clarify what 8 units means. It's defined as a dwelling, could be apartments, small houses, etc. Lanham clarifies that if they move to rezone they have to come in front of the Board for approval. Lanham moves to hold a Public Hearing for New Cass at the November meeting, T seconds the motion, all in attendance vote aye, the motion is passed for New Cass to have a public hearing at the November 18th PC meeting.

10. Old Business

A. Ordinance updates discussion – tabled until next month based on low attendance of PC members

B. By-Laws review – Carter needs a copy of the bylaws for the Township Board meeting. Cypher to confirm that Clerk Boomer has it for the meeting.

11. General Public Comment -

Ted Nelson – Kasson Twp neighborhood association – He states that they want to keep their fingers on the pulse of what's happening. T asks what the association is. Nelson clarifies it began when the Eurosport track came up for a special use permit. After this, they decided to keep the association going. They will attend meetings of the PC and Board.

12. Comments from the Commissioners

Carter: Solar Panels – wants to know if they are going to address it. Cypher says something from the state just came out on Friday. T reports that townships still have tools and opportunities to manage installations – size and location. T shows a map of the county, required substations and lines are on the East side of the county, which doesn't impact Kasson Township. With existing transmission lines, it only makes sense for large installations on the East side of the county. Large installations are 50

megawatts or higher, this requires large acreage lots. Only really large lots or installations can be regulated by the state. The new law does not impact small installations, township still regulates these (residential). Cypher: asks for date of study as there has been a lot going on in the last month. T attended something on October 9th. Only transmission lines are on the east side of the county.

Cypher knows a few substantial changes. T will send the presentation to Cypher, and he will distribute to PC. Cypher wants to make sure we have the latest information before we officially start discussing. T asks if we have the ability to dictate the distance between solar arrays, so that the area in between could still be farmed? MDARD and other organizations are discussing this.

13. Next Meeting: Monday, November 18, 2024; Kasson Township Hall

14. Adjournment – T moves to adjourn, Carter supports, all vote aye and Lanham adjourns the meeting at 7:34