

Gustin Twp. Zoning/Planning Meeting Minutes

28 Oct 24

Attendees

Neil Barlow
Noreen Mendyka
Adam Brege
John Schlicker
Julie Powers
Jerry- ZBA
Pamela Fowler

Meeting called at 7:00 pm /Pledge of Allegiance

1. Adam Brege – Zoning Board of Appeals
 - a. 2 members quit- 2 left. Legally can't hold a meeting /vote.
2. Ranger power to do presentation.
 - a. Originally 55 decibels/ now offering 50
 - b. Asking for variance on property lines
 - c. Have more time to consider all of the information
3. Hope Winkler-Sapling Solar
 - a. Utility Sales project
 - b. DE Shaw Renewable Investments/Partner with Ranger Power
 - c. 215 MW project
 - d. 1400-acre private land/ will connect west of M-72
 - e. 30,000 Michigan homes
 - f. Open land- not clearing
 - g. Sited to avoid streams
 - h. Close to load centers
 - i. Sample site image
 - i. Bees
 - ii. Sheep
 - j. Environmental benefits
 - i. No sound
 - ii. No glare
 - iii. Reducing the use of fossil fuels
 - iv. Plant pollinators /native grasses
 - v. Help water run off
 - vi. Over \$12 million in incentives
 - vii. Community Benefits agreement services /\$430,000 used to benefit
 - viii. Over \$1million through EGLES
NO INCENTIVES IF THE STATE TAKES OVER PROJECT
 - k. Independent Review was done by KohnReznick

- l. Decommissioning Plan- Project is responsible for paying for all cost associated with taking it down.
- m. More benefits through the township level.

- 4. Holly Fulsher- How often will it be at the 50 decibel level and who is responsible if a fire breaks out.
 - 5. Sandy
 - 6. Bob Turek- Big decision, no training, thinks board is being threatened, who pays for evacuation fees. Thinks the board should table the discussion
 - 7. Jamie Smith- Ranger needs to prove this is causing them a hardship. Ranger Power must meet Master Plan. Solar Panels are coming from China.
 - 8. Building of Solar Farm employing people but are they locals.
 - 9. Terry Goldstrom- Hiring local?
 - 10. Laura Whiting- Handouts for board to review, Valid concerns, Dual use of land. Will affect animals migrating. Doesn't want fencing.
 - 11. Terry- has anyone ever been sued
 - 12. Muriel Goddard- Strongly urge to deny land use permit. Roads will be destroyed.
 - 13. Sherry Stahl Hicks- Is for the project, think its wrong that they cant use all of their own land for whatever they want, Will they be compensated for the land they are not being allowed to use. Viking has been polluting for years and no one batted an eye.
 - 14. Harold Dean- Farmer- Only up to the farmer what they do with their land.
 - 15. Rosi Perin- Agrees that no one should be allowed what they can do with their land. Did not have to go through the township, Need the tax revenue, poor county, can use the benefits.
 - 16. Mike Zepanowski- who will compensate residents that are adversely affected. What was the relationship between Ranger Power and the independent study on the impacts....
 - 17. Laura Whiting- Everyone making good points, Ordinances can be necessary to protect the general well-being of everyone. Consumers will do the same thing, and other companies will come behind them.
 - 18. Sandy – ground cover and will it be stripped
 - 19. Gary Stahl- 1000 farms signed up, they are currently making no money, No family to take over the farms.
 - 20. Adam Brege- No vote tonight until a board of appeals is set. Will reschedule.
- Meeting called to conclude at 7:52 PM.
Next meeting will be scheduled/ December 2, 2024 @ 7:00 pm

10/28/2024

Planning Meeting re Public Comment

Muriel Giddens Gustin

Kathleen Longpa Hawes

Don Von Antel Gustin

~~Don Von Antel~~ Evan Fowler Gustin Twp

ROBERT TUREK

Cindy Luescher - Gustin

Peter Wyckoff

~~W. Wyckoff~~
Ehale Tait

CHAD SPITZNABEL

HARRISVILLE TWP

Judy & Mike Szczepanowski

Gustin Twp

Gary Trueman

Gustin

Kenny Jacobsen

Gustin Twp

HAROLD BEAN

Gustin Twp

Larry Hicks

Sheri Hicks

Gustin Twp

Gray Stahl

JIM DELLER - GUSTIN TWP

Sheri Fettes Gustin Twp.

~~Louise~~ ~~Gustin~~
Rosemary Reames Gustin Twp

Gracy Pagels

Jamie Smith

Rosie Perrin

GUSTIN

L. B. Penn

GUSTIN