

**CHARTER TOWNSHIP OF CANTON
PLANNING COMMISSION PROCEEDINGS
December 5, 2022**

A Regular meeting of the Planning Commission of the Charter Township of Canton was held at 1150 South Canton Center Road, Canton, MI, 48188 on Monday, December 5, 2022. Chairman Greene called the meeting to order at 7:01 P.M. and led the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: Acharya, Eggenberger, Watkins, Weber, Zuber, Greene

Absent: Foster (prior notice given), Singh (prior notice given) and Okon

STAFF PRESENT: Patrick Sloan, Community Planner and Erin Schlutow, Senior Planner

TOWNSHIP CONSULTANTS PRESENT: None in attendance

APPROVAL OF THE MINUTES OF NOVEMBER 14, 2022

Motion by Weber, supported by Zuber, to approve the Minutes of November 14, 2022, as presented. Ayes all present on a voice vote.

ACCEPTANCE OF AGENDA

Chairman Greene asked if any late additions were received by Staff.

Mr. Sloan stated he would like to add discussion to the end of the meeting regarding the Planning Commission meeting schedule for 2023.

Motion by Weber, supported by Zuber, to approve the agenda as amended to include discussion regarding the Planning Commission 2023 meeting schedule. Ayes all present on a voice vote.

Chairman Greene asked if Staff received any additional communications from the public.

Mr. Sloan stated nothing had been received.

OLD BUSINESS

1. ZONING ORDINANCE TEXT AMENDMENT – Solar Energy

Mr. Sloan summarized the staff report, dated December 5, 2022, Item #1.

Mr. Weber asked what reasons developers could have to prohibit solar energy systems in bylaws besides aesthetics.

Mr. Sloan stated it could be easier for a developer to prohibit solar energy systems rather than crafting regulations for them.

Mr. Watkins stated that in the future State statute legislation could prohibit Homeowners Associations (HOA) from prohibiting solar energy systems.

Further discussion took place regarding requirements for solar energy systems in current and future HOA bylaws and establishing rules for the inclusion of future solar energy systems in the Township's Zoning Ordinance.

Ms. Eggenberger asked for clarification as to whether a motion was necessary and if the public hearing had previously been set.

Mr. Sloan stated the public hearing was set at the last Planning Commission meeting and will be held at the January Planning Commission meeting, so a motion is not necessary this evening. Mr. Sloan said having an amendment that includes solar energy requirements gives guidance to developers. Mr. Sloan stated amending the Zoning Ordinance to include solar energy standards can also give assistance to HOA's that would like to amend their bylaws to include similar solar energy requirements as contained in the Township's Zoning Ordinance.

Mr. Weber asked if the Michigan Municipal League offers any guidance for text on the best practices and the legal aspects of solar energy systems.

Mr. Sloan stated that MML may have guidelines and Staff can search for publications. Mr. Sloan said Staff included documents from the State of Michigan, U of M, and MSU in the Planning Commission packet because those documents contain some best practices that are widely accepted.

Mr. Acharya asked if Staff is aware of any HOA's that currently prohibit solar panels.

Mr. Sloan stated yes, some HOA's have bylaws that prohibit solar panels.

Further discussion took place regarding HOA authority, legal input, and adhering to the Township Zoning Ordinance for permits.

2. ZONING ORDINANCE TEXT AMENDMENT – Fences, Walls, and Borders

Mr. Sloan summarized the staff memorandum, dated December 5, 2022.

The Planning Commission reviewed pictures of various fence designs currently in the Township. Further discussion took place regarding the fence options outlined in the staff memorandum. The Commissioners requested to be provided with sample pictures of fences that are located between the rear lot line and front half of houses for review at the next Planning Commission meeting for single-family residential lots at the corner of a major road intersection.

REPORTS AND DISCUSSION

3. Discuss Master Plan

Ms. Schlutow summarized the staff memorandum titled, Canton Township Master Plan, dated December 5, 2022.

Chairman Greene asked who is responsible for compiling and disseminating the information received from the Community Survey responses.

Ms. Schlutow stated the Social PinPoint page will collect and can synthesize all the data received and then Staff and McKenna will review the material.

Chairman Greene asked if there is a target date for completion of the Master Plan.

Ms. Schlutow stated public engagement activities will continue for the next few months and will conclude in April or early May. Ms. Schlutow said the Advisory Board will be discussing Vision, Mission, and Value statements at their next meeting which will lay the foundation for the goals and objectives that the Master Plan sets.

4. Discuss Date Change for January Planning Commission Meeting

Mr. Sloan recommended canceling the January 9, 2023 Planning Commission meeting and rescheduling it soon after due to possible conflicts.

Staff will provide the Commissioners with alternate January dates.

PUBLIC COMMENT

There were no public comments.

Chairman Greene congratulated Ms. Eggenberger on her induction to the Canton Township Hall of Fame.

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Farewells and thanks were expressed by the Commissioners to Chairman Greene and Mr. Acharya for their service on the Planning Commission.

ADJOURN

Motion by Zuber, supported by Watkins, to adjourn the meeting. Ayes all present on a voice vote.

Meeting adjourned at 8:00 P.M.

Kelly Dandy
Recording Secretary