

**DELTA COUNTY PLANNING COMMISSION MEETING**  
**Delta County Service Center**  
**Monday November 1, 2021**

- I. Call to Order. The meeting was called to order at 5:30 p.m. by Vice Chair Denholm.
- II. Pledge of Allegiance.
- III. Roll Call. Member(s) present: John Malnar, John Denholm, Gary Plante, Renee Barron, Dave Moyle and Randy Scott. Member(s) absent: Christine Williams – excused.
- IV. Approval of the October 4, 2021 minutes.  
Motion to approve made by Dave Moyle and seconded by Randy Scott. Vote: Yes-6 No-0. Motion carried.
- V. Approval of agenda.  
Motion to approve, with correction, made by John Malnar and seconded by Dave Moyle. Vote: Yes-6 No-0. Motion carried.
- VI. Public Comment.
  1. Rory Mattson – request that once changes are made to Draft that we have a month to make changes and submit comments.
- VII. Declaration of Conflict of Interest. None, as Draft is tabled for December meeting.
- VIII. New Business.  
**Case No. 5-21-PC LABRIE, JOHN - 5:33 p.m.**  
Presented by Zoning Administrator: fairly similar in past and showed map of area. Property owner would like to sell and it is currently zoned Industrial; Dan read aloud what Industrial allows. Parcels are across from old road commission and tannery on P Rd. Property abuts up to R2 and much of the area that is zoned Industrial is residential homes. John LaBrie's sister said that this property is approximately 9.5 acres and is kitty-corner to the Grain & Grape. This was their parents' home for 65 years, both are now deceased. The property is currently owned by four siblings and they would like to sell it as a whole or the home alone and divide remaining. There is an easement. No issues with utilities. Renee asked Dan if there were guidelines in zoning and if we should be looking at a bigger area? There are no guidelines and a bigger area would be at the request of adjacent property owners. The Zoning Administrator interprets the maps.  
  
Public hearing opened at 5:47 p.m., motion by Dave Moyle and seconded by Renee Barron. Vote: Yes-6 No-0. Motion carried.

Public hearing closed at 5:47 p.m., motion by John Malnar and seconded by Randy Scott. Vote: Yes-6 No-0. Motion carried.

Discussion:

- Renee Barron – playing ‘devil’s advocate’ as to options and possibly closing the door on Industrial uses.
- Dan – Industrial is so limited. No feedback received from neighbors and all land owners within a 300-foot radius were notified. The number one condition is it’s what the owner requested.

Worksheet reviewed, meets requirements, location is appropriate, no effect on district or intent, no impact to adjacent property owners, no environmental impact which would be up to the Health Department and higher entities, and is not a ‘spot’ zone.

Motion to approve change from I to R2 made by Renee Barron and seconded by Dave Moyle.

Roll Call:	John Denholm	Yes
	Randy Scott	Yes
	Renee Barron	Yes
	Dave Moyle	Yes
	John Malnar	Yes
	Gary Plante	Yes

Vote: Yes-6 No-0. Motion carried.

IX. Unfinished Business. Solar Ordinance Draft tabled for December’s meeting. Discussion:

1. John Denholm – a Conditional Use permit would work for whatever comes up. Restrictions and guidelines for each parcel. It would be site specific.
2. Randy Scott – contacted Heritage for coordinates. Christine has notes and she is not here and will present at the next meeting.
3. Dan Menacher – very simple, there’s better than four pages on Conditional Use in zoning. Must meet guidelines and follow process. Wind has extra, simple plan still requires conditions. Ordinance Section 701 explains Conditional Use. Specific applications can be given additional

conditions and would be ‘site’ specific. Public hearings would allow for community input.  
Offer flexibility for each application.

4. Dave Moyle – “less government is better government”.

X. Correspondence. Planning Commission members received via email.

XI. Public Comment.

1. Mike Flynn – does land work for Heritage Sustainable Energy and is looking at solar opportunities in various places. Is available for questions.
2. Karen Whitney, from Flat Rock area, Escanaba Township – solar debate last three years in Escanaba Township. Community should be heard. Created an uproar amongst families and neighbors. Nothing was mailed out and township tried to slip through without community being notified. Big concern for wells, water, and animals. Not against solar, but it’s a big deal where she lives.
3. Dan Menacher – still asked, two years ago in this very room, where’s the data to base an ordinance. Wind concerns were shadow flicker, modeling and noise. Still asking to see data for ordinance. What’s the basis for the ordinance in the first place?

XII. Board Member Comments.

1. Randy Scott – thanked Mike Flynn and his group for responding so quickly. How would Conditional Use be less work for Dan? Running all over the County vs. a Conditional Use for each project? Data available for next month. At this point it is the big stuff. Open to hear developments. Trying to determine where solar should be, could be, and would work. Don’t want to hear “we’ve got a problem” like with Wind; 14 mills in Garden with no regulations Trying to be more proactive this time.
2. John Malnar – go along with Randy; spent many hours pounding this out. Hope everyone will be happy. Developers, owners, and next door, but not everyone will be happy. A lot of different information to make sure everyone is somewhat happy.
3. John Denholm – no enforcement, very restrictive without problems or creating new ones. Can’t enforce any of it, not a cop with a badge, and it is more doable with a Conditional Use, can address each area. Restrictions to all may prohibit developers. Own metering is exempt.
4. Dave Moyle – in regard to restrictions to prohibit developers – may be part of the intent, can’t speak for everyone, but would make sense.

APPROVED MINUTES – December 6, 2021

5. Renee Barron – tomorrow is election day. A lot of local communities, City of Escanaba and City of Gladstone, get out and vote if something on the ballot. It's your civic duty. Can't complain if you don't vote.

XIII. Adjournment.

Motion to adjourn at 6:15 p.m. made by Renee Barron and seconded by Randy Scott.