

Unadilla Township Planning Commission Minutes
for September 26, 2023
Meeting at 7:01 PM

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL: Topping, Green, Hause, Spadafore, Constable present.
3. APPROVE AGENDA: Topping motions, Green supports, all approve.
4. APPROVE MINUTES-
 - a. August 22, 2023 Meeting: Topping motions, Green supports, all approve
5. CALL TO THE PUBLIC-limit of 2 minutes per speaker.
 - a. None
6. PUBLIC HEARING- None
7. NEW BUSINESS
 - a. None
8. OLD BUSINESS
 - a. Continue review of proposed template of the Solar and Wind Power Ordinance supplied by Attorney Homier.
 - i. Discussion effects of surrounding residential prices.
 - ii. Discussion concerning the ability of township power lines to handle electric production.
 - iii. Concern about need for a transmission infrastructure.
 - iv. Review of Unadilla Township template of available usable land for utility size solar farm as supplied by T. Hannath (DTE)
 1. Topping suggest all Commissioners supply their thoughts on a overlay template for the township and include a map of where the proposed overly should be, and send a scan of the map to her prior to the next meeting.
9. NON-ACTION CORRESPONDENCES-None
10. Reports
 - a. Township Board Representative: Linda Topping-None
 - b. Zoning Administrator-Ron Houghtaling-None
 - c. Planning Consultant- John Enos-None
 - d. Z.B.A. Representative- Diane Constable-None
 - e. Planning Commission Members-None
11. FINAL CALL TO THE PUBLIC
 - a. Theresa Marie Hannath (DTE Site Manager) asked to ansvere questions and concerns of the Commission.
 - i. Peer reviewed studies indicate that there is no discernable decline in residential prices.
 - ii. There are no transmission lines or substations in the township and it is unlikely new ones will be built due to multiple State and Federal requirements, and costs.
 1. Transmitter substations need to be near transmission lines due to loss of power over the line distance.
 2. Hannath agreed to obtain a DTE map specifically of township distribution lines and send it to the Commission.
 - iii. Hannath stressed to include a good tree line screening stipulation (2 rows of trees of several species for private properties within 300 feet of solar farms)
12. ADJOURN MEEETING
 - a. Topping motions to adjourn, Constable seconds. 8:22 PM