

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

REGULAR MEETING
November 27, 2018
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: November 27, 2018 Regular Meeting

APPROVAL OF MINUTES FROM: October 23, 2018 Regular Meeting

CALL TO THE PUBLIC:

PUBLIC HEARING:

Old BUSINESS:

- 1) TXT#07-17 proposed changes Lots - definition gross versus net (Bob)
- 2) Review spreadsheet for add, change, deletes
- 3) TXT #01-18 6.20 Private Roads (discuss- length, #ingress/egress, shared driveway, #driveways)
- 4) TXT #03-18 Home Occupation (discuss new criteria for Class II, revisit Class I)

New BUSINESS:

- 1) Annual Organizational Meeting and review Rules and Procedures.

Correspondence and Updates:

Solar panel information

Master Plan update - Survey ends begin sorting results for 12-11-2018 Special Meeting.

CALL TO THE PUBLIC:

ADJOURNMENT:

THIS DOCUMENT IS UNOFFICIAL
FOR INFORMATION PURPOSES ONLY

DRAFT

Approved by: _____
Larry Grunn, Chairperson

Date: _____

**MARION TOWNSHIP
2877 W. COON LAKE ROAD, HOWELL MI 48843
PLANNING COMMISSION
REGULAR MEETING MINUTES
October 23, 2018
7:30 P.M.**

MEMBERS PRESENT: LARRY GRUNN- *CHAIRPERSON*
BRUCE POWELSON- *VICE CHAIR*
BOB HANVEY
JAMES ANDERSON

MEMBERS ABSENT: CHERYL RANGE- *SECRETARY*

OTHERS PRESENT: DAVE HAMANN- *ZONING ADMINISTRATOR*
CHRIS ATKIN- *CARLISLE WORTMAN PLANNER*

CALL TO ORDER:
Larry Grunn called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

INTRODUCTION OF MEMBERS:
The members of the Planning Commission introduced themselves. Chris Atkin from Carlisle Wortman introduced himself.

APPROVAL OF AGENDA:
Regular Meeting Agenda for October 23, 2018

Bruce Powelson motioned to approve the agenda. Jim Anderson seconded. Motion carried

APPROVAL OF MINUTES:
Regular Meeting Minutes for September 25, 2018

Jim Anderson motioned to approve the minutes as presented. Bruce Powelson seconded. Motion carried

APPROVAL OF MINUTES:
Special Meeting Minutes for October 12, 2018

Bruce Powelson motioned to approve the minutes. Jim Anderson seconded. Motion carried

CALL TO THE PUBLIC:
NONE

PUBLIC HEARING:

TXT #02-18, 17-04 A & B Automobile Repair Garage

Opened Public Hearing. No comments were made. Closed Public Hearing.

OLD BUSINESS:

TXT #02-18, 17.04 A & B Automobile Repair Garage

*Jim Anderson motioned to remove item #8 under Site Requirements for TXT #02-18, 17.04 A & B. It will then be sent to the county for review and approval. Bob Hanvey seconded. **Motion carried***

Proposed Changes to TXT #07-17 Lots

Chris Atkin reviewed what was submitted and thinks that if we completely change all of the language, then that is going to involve an extensive amount of work. Not just the language in the definition. but all the follow up, such as the interpretation and the intent. You also don't want to overcomplicate things by being too specific with the language. Implementing minor changes would not require a public hearing because it would not be changing the content of the ordinance.

Dave Hamann explained that the Land Division ordinance is still sitting out there because the board has some issues with the easement requirements. They actually conflict with the zoning ordinance. When you look at the definitions in each of them, they contradict one another because the zoning ordinance requires frontage on the road, but the land division ordinance still allows an easement. The board still has to decide which one of these ordinances they want to change.

Chris said that regardless, all of the pre-existing lots without frontage will still be allowed access, even without an easement or private driveway. Bob Hanvey said that maybe we tackle the lot issues one at a time. Some of these issues regarding lots are more important than others. Chris stated that some of the issues are items he has never seen happen before, but we can prioritize based on importance.

*Bob Hanvey motioned to postpone this topic until he comes up with a prioritized list of specific lot issues for the next meeting. Jim Anderson seconded. **Motion carried***

TXT #01-18, 6.20 Private Roads

Dave said that he, John Enos and Phil Westmorland are working on the engineering standards language so we can avoid public hearings for certain issues. Dave sent the first cut to Phil and John for review and is waiting for them to respond. Larry Grunn asked why Phil and John haven't come up with anything on this yet. Dave explained that they are the ones that have to come up with the engineering standards language for different ordinances. They need to differentiate what information goes in the engineering standards and what goes in the ordinances.

*Jim Anderson motioned to postpone this topic until John Enos and Phil Westmoreland get information back to us regarding the language for engineering standards. Bruce Powelson seconded. **Motion carried***

MASTER PLAN SURVEYS

Chris explained that all of the Master Plan surveys will be due on November 15, 2018.

*Bruce Powelson motioned to have a special meeting on December 11, 2018 at 7:30pm, to review and work on the Master Plan. Jim Anderson seconded. **Motion carried***

TXT #03-18 Home Occupation

*Jim Anderson motioned to postpone this item until the November Planning Commission meeting so John Enos can be present. Bob Hanvey seconded. **Motion carried***

NEW BUSINESS:

Solar Panels for Residential and Commercial Use

Home based solar panels may be on the roof or they can be free-standing in the backyard. Chris mentioned that they have to be facing south. Bob Hanvey thinks that we need to have an ordinance regarding the use of solar panels. Dave Haman has only had one permit requesting solar panels and would just give a waiver for the ones located on the roof.

*Bob Hanvey motioned to request information from Carlisle Wortman regarding solar panels, both for electricity and water heaters. Bruce Powelson seconded. **Motion carried***

CORRESPONDENCE AND UPDATES:

NONE

CALL TO THE PUBLIC:

NONE

ADJOURNMENT:

*Jim Anderson motioned to adjourn the meeting at 9:00pm. Bruce Powelson seconded. **Motion carried***

MEMO

To: Marion Township Planning Commission

From: Bob Hanvey

Subject: Lot size and coverage

Date: November 27, 2018

The comments below are a selection from the previous notes about issues in our zoning ordinance regarding lots. I included more detail about my concerns.

Definition of "lot area gross," "lot area net," and "lot coverage."

It seems that the definitions are intended to differentiate between "lot area gross" and "lot area net" by including or excluding the area of road in front of the lot. (Behind the lot for lake front property).

"Lot area gross" references "street right-of-way" but "lot area net" adds the word "public" to the definition.

Lot coverage places a restriction on the area of the lot that is covered by structures but does not specify whether to use "lot area gross" or "lot area net" to calculate coverage.

In Marion most lots in subdivisions or site condominiums do not include any ownership of the road. See the plat of Apple Way Acres below.

Most metes-and-bounds parcels go to the center line of the road. On the aerial photo below, the four lots that are Apple Way Acres are adjacent to five metes-and-bounds lots. For the Apple Way parcels the gross and net area are the same since the road in the plat is not part of the lot. For the adjacent and approximately same size parcels, the area up to the center line of the road is included in the "gross lot size" and the road right-of-way is subtracted to get the "net lot size."

Attached condominium units don't include any ownership of land outside the building walls.

Zoning Ordinance Section 6.07, Accessory Uses and Structures, regulates the area allowed to be covered by accessory structures and specifies "gross lot area" as the basis for the maximum allowable area occupied by accessory structures. Metes-and-bounds parcels get an extra allowance when calculating allowable size of accessory structures since the road right-of-way is included in the calculation.

The specifications for minimum lot sizes in Rural Residential, Urban Residential, ERS 1 and ERS 2 do not specify "gross" or "net" but Suburban Residential specifies "net."

In calculating density, "net acreage" subtracts not only rights-of-way but also utility easements, wetlands, etc. but not required buffers/greenbelts.

What should we do about cleaning this up?

From the Definitions section of our Zoning Ordinance:

Buildable Area: The area of any lot or parcel of land that is actually buildable which for the purpose of developing land or computing densities, shall not include existing or proposed rights-of-way for public or private roads, major utility or pipeline easements, floodplains, wetlands (regulated and non-regulated), lakes, ponds, streams, or any other body of water, except as otherwise provided for in this Ordinance.

Density: The number of dwelling units situated on or to be developed on a parcel of land that shall be calculated on the buildable area or **net acreage** of the parcel. (See definition for Buildable Area.)

Lot Area, Gross: The area contained within the lot lines or property boundary including street right-of-way. (See Figure 3-6.)

Lot Area, Net: The area within the lot lines of a lot, exclusive of any public street rights-of-way abutting any side of the lot. (See Figure 3-6.)

Lot Coverage: The amount of a lot, stated in terms of percentage, which is covered by all buildings, located thereon, including roofed porches, arbors, breezeways, patio roofs, whether open box types and/or lathe roofs, or fully roofed, but not including fences, walls, or hedges used as fences, unroofed decks or patios or swimming pools. Lot coverage shall be measured from the drip line of the roof or from the wall or foundation if there is no projecting portion of the roof.

From Section 8 of our Zoning Ordinance

Rural Residential

Site Development Requirements: The following minimum and maximum standards shall apply to all uses and structures in the RR: Rural Residential District unless they are specifically modified by the provisions of Article VI: General Provisions; Article XVII: Standards for Specific Special Land Uses; or Article XVIII: Planned Unit Developments, or as varied pursuant to Article V, Zoning Board of Appeals.

1. Minimum Lot Area:

- a. **Unplatted Parcel Division:** No building or structure shall be established on a parcel less than two (2) acres.
- b. **Platted Lot or Condominium Unit:** No building or structure shall be established on a lot or unit less than (1) acre.

Suburban Residential

Site Development Requirements: The following minimum and maximum standards shall apply to all uses and structures in the SR: Suburban Residential District unless they are specifically modified by the provisions of Article VI: General Provisions; or Article XVII: Standards for Specific Special Land Uses; or as varied pursuant to Article V: Zoning Board of Appeals.

1. **Minimum Net Lot Area:**
 - a. No building or structure shall be established on a parcel less than 32,670 square feet (0.75 acre).
 - b. A building or structure with public sewer may be established on a parcel of not less than 20,000 square feet providing the frontage of said parcel is not on a major thoroughfare.

Urban Residential

Site Development Requirements: The following minimum and maximum standards shall apply to all uses and structures in the UR: Urban Residential District unless they are specifically modified by the provisions of Article VI: General Provisions or Article XVII: Standards for Specific Special Land Uses; or as varied pursuant to Article V: Zoning Board of Appeals.

1. **Minimum Lot Area:** No building or structure shall be established on any parcel less than fifteen thousand (15,000) square feet.

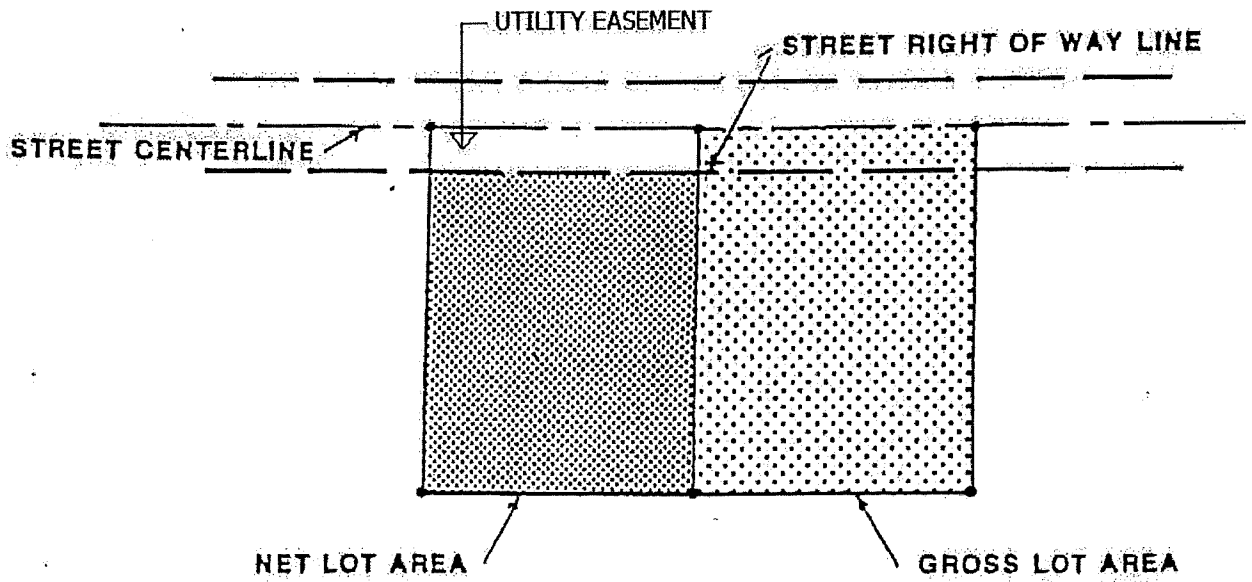
ERS 1 and ERS 2

Site Development Requirements: The following minimum and maximum standards shall apply to all uses and structures in the ERS: Existing Residential District unless specifically modified by the provisions of Article VI: General Provisions or Article XVII: Standards for Specific Special Land Uses; or as varied pursuant to Article V: Zoning Board of Appeals.

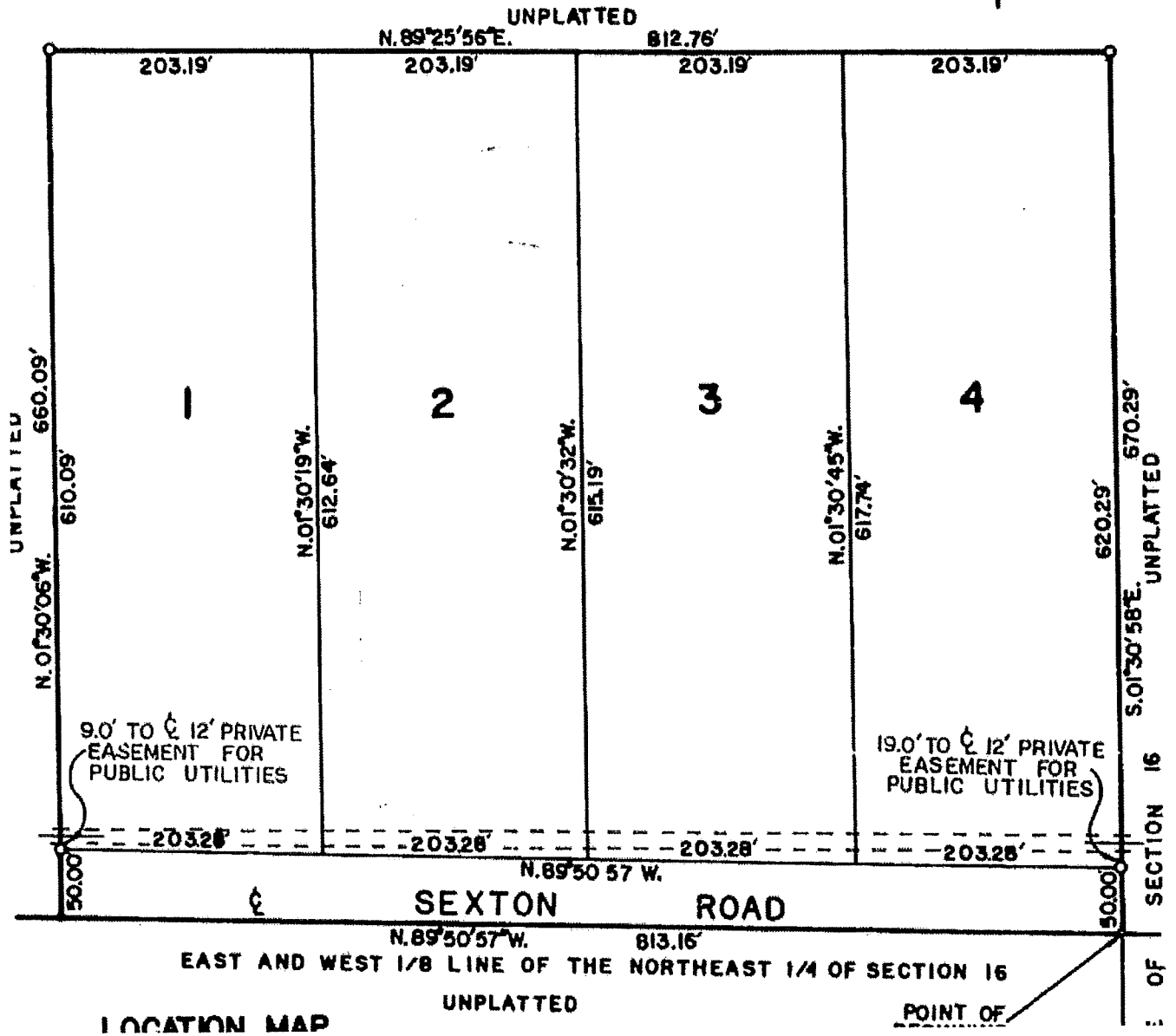
1. **Minimum Lot Area:** No single-family dwelling or structure shall be established on any parcel of a size less than the following, for the sub district the parcel is located within:
 - a. ERS-1: Eighteen thousand (18,000) square feet.
 - b. ERS-2: One (1) acre.

From our Zoning Ordinance

FIGURE 3-6
NET AND GROSS LOT AREA



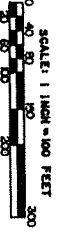
Apple Way Acres Plat (enlarged)

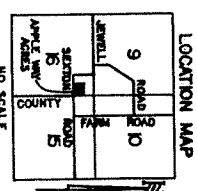


"APPLE WAY ACRES"

MARION TOWNSHIP
LIVINGSTON COUNTY
MICHIGAN

SCALE: 1 INCH = 100 FEET





UNPLATTED

660.09' N.0°30'06"W. 610.09'

30.11' 2 30.11' 2 30.11' 2 30.11' 2

180° TO & 1/2' PRIVATE EASEMENT FOR PUBLIC UTILITIES

190° TO & 1/2' PRIVATE EASEMENT FOR PUBLIC UTILITIES

612.64' N.0°30'19"W. 612.64'

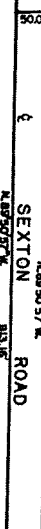
614.19' N.0°30'32"W. 614.19'

617.74' N.0°30'45"W. 617.74'

620.29' N.0°30'58"W. 670.29'

UNPLATTED

EAST AND WEST 1/4 LINE OF THE NORTH-EAST 1/4 OF SECTION 16



EAST LINE OF SECTION 16

EAST 1/4 CORNER SECTION 16

SEXTON ROAD

COUNTY FARM ROAD

SURVEYOR'S CERTIFICATE

I, Patrick L. Barton, Surveyor, certify that I have surveyed, divided, and mapped the land shown on this plat, described as "APPLE WAY ACRES", a subdivision of Section 16, Town 2 North-Range 4 East, Merion Township, Livingston County, Michigan, described as follows: ...

That I have made such survey, and divisions, and plat by the direction of the owner of such land, that such plat is a correct one of the land surveyed, and the subdivision of it.

That the required monuments and lot markers have been set on the ground as required by section 125 of the Act.

That the accuracy of the survey is within the limits required by 125 of the Act.

Patrick L. Barton
Professional Land Surveyor
2715 E. Grand River Ave.
Howell, Michigan 48843

PROPRIETOR'S CERTIFICATE

We, as proprietors, certify that we have caused the land embraced in this plat to be surveyed, divided, mapped, and dedicated as herein provided, and we have caused the public utility assessments and charges to be levied and paid in full. The symbol "O" indicates a concrete monument. All lot markers are 1/2 inch iron rods and are 18 inches in length.

Robert F. Mearns
Proprietor
Michael C. Spaldon
Proprietor

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding the filing of this plat. ...

Deborah J. Green
County Treasurer

COUNTY HEALTH COMMISSIONER'S CERTIFICATE

Approved on May 26, 1977, as complying with section 125 of Act 288, P.A. 1967, and the applicable published rules and regulations of the Board of Commissioners of Livingston County.

Robert A. Martin
Livingston County Health Commissioner

CERTIFICATE OF BOARD OF COUNTY ROAD COMMISSIONERS

I certify that this plat was approved by the township board of the Township of Merion, at a meeting held on May 26, 1977, and was duly recorded, preliminary approval by Livingston County Health Department.

Robert A. Martin
Townsip Board Chairman

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and approved by the Livingston County Plat Board on June 22, 1977, as being in compliance with the applicable rules and regulations.

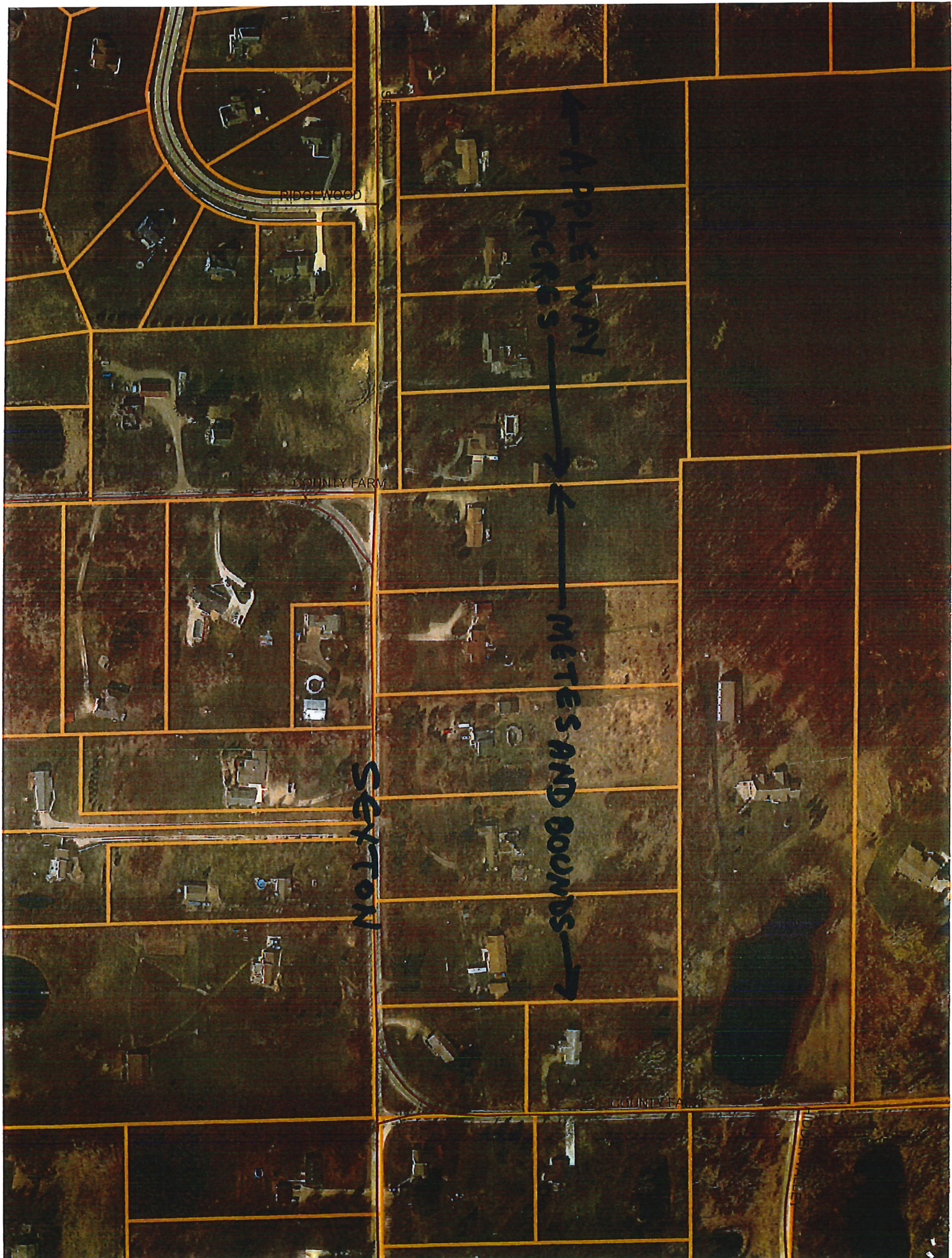
Michael C. Spaldon
County Plat Board Member

RECORDING CERTIFICATE

This plat was recorded for record on the 30th day of July, 1977, at 12:27 P.M. and is recorded in either 17 of plats on page 18.

Michael C. Spaldon
Register of Deeds

557410



APPLECRAWFORD

METES AND BOUNDS

SEXTON

RIDGELWOOD

SPINLY FARM

COUNTRY FA...

N

ZONING ORDINANCE TEXT AMENDMENTS

CASE #	ARTICLE	SECTION	STATUS	PROPOSED CHANGE	PH	ADOPTED
TXT # TBD	XVII	17.33	Ag/Tour	On hold but needs rework	Public Hear	Adopted
TXT #04-17	X	10.01B16 8.01B3 Definitions	Landscape Contractor's Operation contract C/W	LI district rqst Board chg Plant Nursery	2/27/18	Pending
TXT #05-17	XVII	17.34 9.01D.11 Definitions	Outside Vehicle Storage contract C/W	SU 17.34 rqst (Board) HS district	2/27/18	Pending
TXT # 06-17	VI	6.07 6.22	Accessory Structures LCBD	roof pitch for AG engineered structures +calculation no bldg code, zoning issue	4/18/18 4/18/18	6/30/18 6/30/18
GO #01-17	GO	G11-97	Land Div GO	revise with 6.19B,6.15A	done	
GO #02-17	GO	tbd	Nuisance	rqst(Board)	done	
GO #03-17	GO	tbd	Noise	rqst(Board)	done	
GO #04-17	GO	tbd	Motor Braking GO	rqst(Board) send to Board(10/24/17)	done	
GO #	GO	tbd	combine Lake & Boat GO Cemetery GO Park & Rec	cover all lakes add fines for vandalism still needed? Add moral conduct	done done done	
TXT #07-17	III	Definitions 6.11 18.02 Splits	Lots per Parent Parcel Land Balancing/clearing nonconforming Acc Structure	in 10/24/17 packet in 10/24/17 packet in 10/24/17 packet in 10/24/17 packet	discuss	
TXT #	VI	6.14	Home Occupation Class I	add application in first paragraph	dropped	

Dave Hamann

From: John Enos <jenos@cwaplan.com>
Sent: Tuesday, May 22, 2018 4:14 PM
To: Dave Hamann
Subject: Solar

Dave

We recently wrote some language for Berlin Township. You can find it on Muni-Code site. Below is language I clipped out that you could attach to the use as an accessory structure/use until we draft our own.

- (c)
Ground-mounted solar energy collector requirements. A single, ground-mounted solar energy collector may be permitted as an accessory use in the AG, I-1, or I-2 zoning districts only, and subject to the following requirements:
 - (1)
Single ground-mounted solar energy collectors may be located in the rear yard and the side yard, but must meet the required side and rear yard setbacks of the district in which they are located.
 - (2)
Ground-mounted solar energy collectors shall not exceed fifteen (15) feet in height, measured from the ground at the base of such equipment.
 - (3)
Ground-mounted solar energy collectors shall be permanently and safely attached to the ground. Proof of the safety and reliability of the means of such attachment shall be submitted to the township and shall be subject to the building official's approval.
 - (4)
Ground-mounted solar energy collectors shall be installed, maintained, and used only in accordance with the manufacturer's directions. A copy of such directions shall be submitted with the building permit application.
 - (5)
The exterior surfaces of ground-mounted solar energy collectors shall be neutral in color and substantially non-reflective of light.
 - (6)
Ground-mounted solar energy collectors, and the installation and use thereof, shall comply with the township construction code, the electrical code and other applicable township construction codes.

John L. Enos, AICP
Principal
117 North First Street
Suite 70

**NOTICE OF ADOPTION
PUTNAM TOWNSHIP,
LIVINGSTON COUNTY,
MICHIGAN
Amendments to Putnam
Township Code of Ordinances**

Pursuant to the Michigan Zoning Enabling Act, Michigan Public Act 110 of 2006, as amended, Ordinance Z-92 regulating the development and use of land has been adopted by the Putnam Township Board, Livingston County, Michigan which amends Chapter 340 Article III General Provisions, Article V A-O Agricultural/Open Space District and Article XIII Special Land Uses of the Putnam Township Code of Ordinances, as summarized below:

Chapter 340-39 Alternative energy systems

Part I: Wind energy conversion systems.
(Current 340-39 A-H to remain as-is)

Part II: Solar energy systems.

A. Purpose. This section establishes requirements and procedures by which the installation and operation of an on-site solar energy system shall be governed within Putnam Township.

B. Definitions.

C. General Requirements.

D. Private Solar Energy Systems.

1) Private Solar Energy System BIVPs. Private Solar Energy System BIVPs shall be permitted in all zoning districts, provided such BIVPs conform to applicable County, State and Federal regulations and safety requirements, including the Michigan Building Code. A Putnam Township Zoning Compliance Permit and Livingston County Building Permit shall be required for the installation of any BIVPs.

2) Roof or Building Mounted Private Solar Energy Systems. Roof or building mounted Private Solar Energy Systems shall be considered an accessory use in all zoning districts and are subject to additional requirements.

3) Ground Mounted Private Solar Energy Systems. Ground mounted Private Solar Energy Systems shall be considered an accessory use in all zoning districts and are subject to additional requirements.

E. Commercial Solar Energy Systems. Commercial Solar Energy Systems shall only be allowed in the A-O Agricultural/Open Space zoning district as a Special Land Use approved by the Planning Commission and the Township Board. In addition to any other requirements for Special Land Use approval, Commercial Solar Energy Systems shall be ground mounted and are subject to additional requirements.

Chapter 340-47 Table of uses

Table 5: Table of Uses – A-O District A-O

Commercial solar energy systems SLU

Chapter 340-145.2 Commercial solar energy systems

Please refer to Section 340-39, Part II, Paragraph E for specific use requirements.

This amendment to the Putnam Township Code of Ordinances is hereby declared adopted by the Putnam Township Board at a meeting held on the 16th day of May, 2018 and ordered to be given publication in accordance with the statutes made and provided. This Code of Ordinances amendment shall take effect and shall be in force from and after seven (7) days after publication.

PUTNAM TOWNSHIP BOARD
Sally D. Guyon, CMC, CMMC
Putnam Township Clerk

Arrangements to inspect or purchase the full text of the amendment may be made by contacting the Putnam Township Clerk at 3280 West M-36, Pinckney, MI 48169, or by telephone at (734) 878-3131 during normal business hours.

Tony said he was not going to be honored alone while his father, part of a generation of Vietnam veterans who weren't honored when they came home, stood by.

Instead, the two, who were in the 7th Army Battalion during service in Europe, 31 years apart, were honored together at Tony's Brighton home.

In remarks at the ceremony, Tony and state Sen. Joe Hune pointed to the poor treatment Vietnam vets received upon their return from service more than 40 years ago.

"On behalf of our citizens, I say, 'I'm sorry,'" Hune said as he recognized the elder Lollo. "We are a few generations late in saying thank you."

He also expressed his gratitude to Tony, saying, "Thank you for your service, honor and valor, and for the sacrifice of your



Marco Lollo and son Anthony were Sen. Joe Hune at Anthony's Bright

family, we appreciate your service."

Marco, 69, the son of a World War II veteran, laughed when he said it wasn't a big decision to join the Army. He came up No. 8 in the draft lottery, so he enlisted in 1970. He was assigned to the 165th aviation group in Europe and, as a Mohawk plane crew chief, flew recon missions in Vietnam from 1971-72.

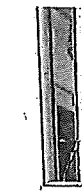
His family and friends fully accepted and welcomed him home, unlike some other Vietnam veterans, he said. He worked for Ford for a short time after leaving the service before founding his own business, which he still runs, Mar-Lo Trucking and Excavation.

The Howell resident has been married to his wife, Sharon, for 39 years. Tony is the oldest of their three children.

When asked what motivated him to join the military, Tony responded, "It runs in the family, and I was a terrible student."

His dad laughs. "Tony has a brilliant mind, he's very intelligent, but he doesn't go down the middle of the road," Marco said.

Tony joined the Army in late 1997 and was assigned as a scout in 1999 with the 3rd Brigade in the 101st Airborne Division, which deployed in support of the United Nations mission in Kosovo. In November 2000, he was reassigned to the 7th Army Battalion in Europe, and he was in Germany during the Sept. 11 terrorist attacks. His company oversaw rifle and light machine gun training for 20,000 re-



Eva Lc appre Hospi

servis guard: Afgha He medal the in/ ation cludin vice, and t Terror achiev duct n omme Commr stabili injure men uated "It's to kno list," h cerem Tor 2004, daugh was b Eva prise ther's accom "Iw bios, they d

**CITY OF BRIGHTON
CITY COUNCIL
MEETING SYNOPSIS
May 17, 2018**

The Study Session and Regular Meeting of the Brighton City Council were held on Thursday, May 17, 2018 at 8:30 p.m. at the City of Brighton City Hall, 200 N. First Street, Brighton, Michigan 48116. Members present: Bohn, Emaus, Gardner, Muzzin, Pipoly, Pettengill, and Tobbe. The following actions were taken during the Regular Meeting:

Approval of the minutes from the Budget Sessions of April, 10, 12, and 17, 2018 and minutes from the Study Session and Regular Meetings of April 19, 2018, approval to rescind resolutions 17-28, 17-29, 17-30, and 17-31 previously approved during the November 2, 2017 City Council Meeting for alcohol sales By Dan Cheresko of Cheresko Development, LLC, D/B/A, Main St. Steak House Located at 317 W. Main St. and Wynwood's Located at 311 W. Main St. in the City of Brighton, approval of alcohol sales by Dan Cheresko of Main St. Steak House, Inc., D/B/A, Main St. Steak House Located at 317 W. Main St/ and Wynwood's, Inc., D/B/A Wynwood's Located at 311 W. Main Street, Brighton, approval of the release of funds to A Taste of Brighton, and approval to award the bid for the N. Second Street Road and Utility Improvements to Fonson Company for unit pricing in the total amount of \$2,195,085.13 with a ten percent construction contingency. The adopting the Proposed Fiscal Year 2018/2019 Fee Schedule was tabled. The meeting was adjourned at 8:46 p.m.

TARA BROWN
CITY CLERK

Dave Hamann

From: Bob Hanvey <supervisor@mariontownship.com>
Sent: Thursday, November 08, 2018 11:17 AM
To: Dave Hamann
Subject: FW: Something is standing in the way of solar power in Michigan - but you can help

Hi Dave – should this go to the PC?
Bob Hanvey

From: Nicole Pomish, Michigan Environmental Council [mailto:nicole@environmentalcouncil.org]
Sent: Thursday, November 08, 2018 9:01 AM
To: Bob Hanvey <supervisor@mariontownship.com>
Subject: Something is standing in the way of solar power in Michigan - but you can help



Bob --

More and more Michigan home and business owners are tapping into the benefits of solar energy, which includes saving money on energy bills, boosting local solar jobs, and contributing to cleaner air. With these benefits and solar power technology getting cheaper every day, it's no wonder that small-scale and rooftop solar installations increased by 28 percent in Michigan last year. The trend is clear: Michiganders want access to solar energy. Unfortunately, our patchwork tax laws are holding us back.

Michigan currently has an uneven property taxation system when it comes to small-scale solar. For example, in some Michigan communities, residents see property tax increases when they install rooftop solar while others do not. This confusion and ambiguity is not necessary.

That is why we are urging Michigan state senators to vote yes on House Bills 5143 and 5860. Together, these bills would eliminate uncertainty by ensuring Michigan applies the same system of taxation for small-scale solar across the state and clarifying that existing tax exemptions apply to these installations. They would also ensure that a homeowner who installs solar would not be hit with a big property tax increase.

The bills will be coming up for a vote soon in the Michigan Senate and we are working to make sure they pass. But we need your help.

Tell your state senator you support tax relief for small-scale solar.
Click here to sign on to our petition

The tax laws of Michigan need to catch up with the demands of the public, our need for more renewable energy, and the pace of technological development. In order to make solar energy accessible to everyone, our patchwork taxation system for small scale solar needs to be changed. [Sign on to our petition to urge your state senator to vote yes on HB 5143 and HB 5680.](#)

Sincerely,

Kate Madigan
Energy and Climate Specialist
Michigan Environmental Council

Charlotte Jameson
Energy Policy and Legislative Affairs
Director
Michigan Environmental Council

Director
Michigan Climate Action Network



MICHIGAN
CLIMATE ACTION
NETWORK



MICHIGAN
ENVIRONMENTAL
COUNCIL

Michigan Environmental Council
602 W. Ionia Street, Lansing, MI 48933
517-487-9539 | environmentalcouncil.org



This email was sent to supervisor@mariontownship.com. To stop receiving emails from us, [click here](#).

Last month, Walden became the first town in Colorado to try to reduce energy consumption by going solar on water. The town installed a rack of panels—called floating solar photovoltaic—on ponds operated by the water treatment plant.

Walden is the seat of Jackson County government, which also supports North Park School District facilities on top of its own.

The idea of implementing floating solar was identified as a budget-neutral efficiency measure in the town's June 2017 audit by Ireland-based tech company Johnson Controls. The company is an approved vendor of the Colorado Energy Office and performs energy audits for local governments across the state.

“This is a monumental project for our town and will help to further our reputation as a leader in sustainability,” said Mayor Jim Dustin in the announcement. “This project is a testament of what can be achieved with a little bit of sun, multiple state agencies and private industries working together for one common goal—and provides a great example for other towns across the state and country to emulate.”

The town's water treatment facility is the largest energy-producing facility and provided the perfect location for a voltaic. Roof space was limited, but grey water ponds offered a space for floating solar.

What's more, the floating voltaic has water quality benefits—decreasing evaporation and preventing algae growth.

In total, the project costed \$400,000 including the audit, but Walden secured a \$200,000 grant from the Colorado Department of Local Affairs. The rest of the money will be covered through energy savings, an estimated 2.5 million kilowatt hours a year for 20 years.

Johnson Controls is eyeing similar projects across the state moving forward.

“I think Colorado has a strong potential for floating solar because of the vast surface water reservoirs ... owned by irrigation districts ... that would be able to use that water on site,” Rowena Adams, Performance Infrastructure account executive at Johnson Controls, told *Route Fifty*.