

MINUTES OF THE AUGRES TOWNSHIP PLANNING COMMISSION 3rd Quarterly Meeting September 8th, 2025 9:00 A.M.

IN ATTENDANCE: Chairman Jesse Young, Robert Cotter, Patricia Tremble, Aurette Gates and Donna Wilson

PUBLIC IN ATTENDANCE: Art Gallop - Zoning Administrator, Jim Herzog and Michael Oxley

CALL TO ORDER: The meeting was called to order at 9:10am with the Pledge of Allegiance

APPROVAL of AGENDA: Motion made by Patricia Tremble to approve the agenda. Motion supported by Donna Wilson. Voice vote. All Ayes. No Nays. Agenda approved.

APPROVAL of the MINUTES: Motion made by Tremble to approve the minutes of the June 2nd, 2025 Planning Commission meeting. Motion supported by Robert Cotter. Voice vote. All Ayes. No Nays. Minutes of the June 2nd, 2025 Planning Commission meeting approved.

PUBLIC COMMENT: Clerk Michael Oxley explained the purpose of the document handouts included with the agenda packet (Au Gres Township Solar Farms Ordinance 2023-02 Draft and a MTA sample solar ordinance).

BOARD COMMENT: Aurette Gates expressed her thanks to Pat Tremble for her dedication to the planning commission - all the time she has put in over the past months of ordinance meetings. All the other planning commission board members agreed.

BLIGHT and ABANDONED VERHICLE ORDINANCES: Tremble explained the MTA Blog document from another township which detailed how they worded their ordinances to allow for clean up of a blighted location. How long a time is given for cleanup after notification. The rights of the township to have the blight cleaned up by the township with the cost billed to the property owner. Procedure for placing a lien on the property with potential foreclosure as a result.

Donna Wilson expressed the need to have these points in both the Blight and Abandoned Vehicle Ordinances. Art Gallop requested that township lots up for sale (especially in Lakeshore Residential areas) be kept clean of weeds and debris, either by the property owner or the realtor.

Tremble, referring to the vehicle ordinance, added at many of these points were already in the ordinance, but thought the wording of some the blog text might be worth adding to the ordinance(s).

It was decided by the board members to schedule another meeting to address this issue. After some discussion the board decided to meet on Monday, September 29th, 2025 at 9:00am.

Solar Farms Discussion: Clerk Oxley stated that he was unsure if the (2) solar ordinance documents were still relevant, so he included them in this agenda.

Discussion followed: Tremble stated she thought this was put to rest, as the township has a moratorium in place. Then reported that she heard there was property in Turner Township which has sold for a solar farm. Wilson had concerns about farmland leased for a solar farm, with run-off leaching into the ground. Would the land be farm-able it gets decommissioned. Cotter said that the degradation of a solar panel (his for example) is 1/2% per year over a 25-year life span. Also pointing out that the advances in solar technology gets better and better every year.

The Planning Commission decided to pass another moratorium preventing solar farms in the township, extending the current moratorium for another 5 years. Motion made by Tremble to Prevent large-solar farms from being established in the township for a period of 5 years (2025 ~ 2029). Motion supported by Wilson. Voice Vote: Wilson ~ Yes, Gates ~ Yes, Cotter ~ Yes, Young ~ Yes, Tremble ~ Yes. All Ayes. No Nays. Moratorium Motion approved. Clerk Oxley to pass the motion onto the township board for adoption.

Short Term Rentals: Tremble stated that this topic is included in the township zoning ordinance and was addresses at a prior meeting. Our attorney advised the township to not pass a rental ordinance. Any noise issue can be addressed by local police authority. Tremble asked if the Zoning Administrator wanted a full-time job and more paperwork, inspecting rentals, filling out renter forms, etc? Motion was made by Wilson end the discussion of Short-Term Rentals, calling what is already in zoning is complete. Motion supported by Tremble. Voice vote. All Ayes. No Nays. Motion approved.

BOARD COMMENT: Donna Wilson thanked the board for all their thoughts and prayers for her husbands medical issues. Having considered resigning from the PC board, for this reason. Now she is here to stay.

PUBLIC COMMENT: Supervisor Jim Herzog thanked the planning commission board members for all they do. It goes a long way!

ADJOURNMENT: TIME – 10:05am. Motion made by Tremble to adjourn the meeting. Supported by Cotter. Voice vote. All Ayes. No Nays. Meeting adjourned.

Minutes approved at the Planning Commission Meeting _____

Jesse Young, Chairman _____

Michael Oxley, Clerk _____