

Kearney Township Planning Commission  
4820 Aero Park Drive, Bellaire, MI 49615

August 25, 2025

**Minutes**

Meeting called to order at 6:00 p.m.

Regular meeting of Planning Commission conducted:

Planning Commission Members Present: Comben, Giar, Jacques, Murray and Rix.

Conflict of Interest: None.

Approval of Agenda: Motion by Giar, supported by Rix, to approve the agenda, as presented, carried.

Approval of Minutes of Last meeting: Motion by Comben, supported by Giar, to approve the minutes of the July 21, 2025 meeting, carried.

Public Comment: None.

Reports: Township Official: None.

Zoning Administrator: Seven Zoning Permits and 1 Land Split.

ZBA Official: No appeals filed.

New Business:

Site Plan Review:

Application by Lamina for a Solar Mount Installation discussed. Board members discussed input from community entities and gathered information from Lamina representatives present at the meeting. Standards for Site Plan Approval (see Section 5.02D of Kearney Township Zoning Ordinance, paragraphs 1-9) presented by Jacques and the following motions presented:

1. Motion by Jacques, supported by Comben, that the proposed Solar Array at Lamina complies with the requirements of Section 5.02D.1 of the Kearney Township Zoning Ordinance since it is contained in the Commercial/Manufacturing District, is adjacent to the Airport District, and is separated from the residential district by a greenbelt and the river, carried.
2. Motion by Giar, supported by Rix, that the Lamina Solar array complies with Section 5.02D.2 of the Kearney Township Zoning Ordinance by minimizing topographic modifications, by maintaining a greenbelt on the North and West sides and by obtaining a soil erosion permit and preventing runoff to adjacent properties and the river, carried.
3. Motion by Giar, supported by Comben, that the Lamina Solar array complies with Section 5.02D.3 of the Kearney Township Zoning Ordinance by containing storm waters within the

site and preventing discharge onto adjacent property and the river, carried.

4. Motion by Giar, supported by Rix, that Section 5.02D.4 of the Kearney Township Zoning Ordinance does not apply to the Lamina Solar array since adjacent properties are in the airport District, carried.
5. Motion by Rix, supported by Giar, that the Lamina Solar array complies with Section 5.02D.5 of the Kearney Township Zoning Ordinance since the Fire Department has not raised any concerns with the site plan, carried.
6. Motion by Comben, supported by Rix, that Section 5.02D.6 of the Kearney Township Zoning Ordinance does not apply to the Lamina Solar array as this project is totally contained within the Commercial/Manufacturing district, carried.
7. Motion by Comben, supported by Giar, that Section 5.02D.6 of the Kearney Township Zoning Ordinance does not apply to the Lamina Solar array as this project is totally contained within the Commercial/Manufacturing district, carried.
8. Motion by Giar, supported by Comben, that Section 5.02D.8 of the Kearney Township Zoning Ordinance does not apply to the Lamina Solar array as this project is totally contained within the Commercial/Manufacturing district, carried.
9. Motion by Comben, supported by Rix, that the Lamina Solar array complies with Section 5.02D.6 of the Kearney Township Zoning Ordinance since all exterior lighting is directed onto the site and toward the ground and totally contained within the Commercial/Manufacturing district, carried.

Motion by Jacques, supported by Giar, to approve the site plan for the Lamina solar array, carried.

Motion by Giar, supported by Jacques, to move 2<sup>nd</sup> Public Comment forward, carried.

Public Comment: Questions raised on whether certain M-88 property, currently zoned Agricultural, could be changed to Commercial, to allow for future development of resort with cabins. Procedural requirements were discussed. Matthew Wyman, Antrim County Airport Director, provided airport viewpoint on Lamina project and certain information regarding State permitting.

Joint meeting/work session commenced:

Purpose of Joint Meeting: To hold a joint meeting/work session with the Kearney Township Planning Commission to discuss the redraft of the Township Zoning Ordinance.

Township Board Members Present: Comben, Valuet, Hagood and Murray. Absent: Niepoth.

New Business continued:

Zoning Ordinance Process and Change Implications: Jacques presented information on the zoning ordinance redraft process timeline, which commenced in 2023, pointed out specific instances where proposed changes to the redraft may have unintended results, and proposed recommendations for moving forward. Motion by Giar, supported by Comben, to send, what has been completed so far, to Denise Cline, carried.

Old Business:

Draft Zoning Ordinance Discussion: Board members raised and discussed proposed changes, comments and concerns on the remainder of Article 4 (starting at page 4-26) and Article 5. Discussion will continue at the next joint meeting.

Motion by Valuet, supported by Comben, to do next joint meeting on September 15, 2025, carried.

Meeting adjourned at 8:12 p.m.

Recorded by:

Michelle D. Valuet, Clerk

Respectfully Submitted by:

R. E. Jacques

Secretary