



PLANNING COMMISSION REGULAR MEETING

January 9, 2024 | 5:00 PM | Township Hall Board Room

Meeting will be held in person and available via Zoom at:

<https://us02web.zoom.us/j/89268872119>

- ITEM 1. **CALL TO ORDER**
- ITEM 2. **ROLL CALL**
- ITEM 3. **PUBLIC COMMENTS**
- ITEM 4. **ADOPTION OF MEETING AGENDA**
- ITEM 5. **ELECTION OF OFFICERS**
- ITEM 5. **APPROVAL OF MEETING MINUTES**
 - A. December 12, 2023, Meeting Minutes
- ITEM 6. **NEW BUSINESS**
 - A. Annual Planning Commission Report
 - B. Zoning Ordinance Amendments
- ITEM 7. **OLD BUSINESS**
- ITEM 8. **COMMISSIONER COMMENTS**
- ITEM 9. **PUBLIC COMMENTS**
- ITEM 10. **ADJOURNMENT**

1
2
3
4

**Texas Township
Planning Commission
Minutes of Regular Meeting**

December 12, 2023 – 6:00 P.M.

5 **Present:** Michael Corfman (Chair); Kathy Buckham; Ryan Eavey; Jeff Matson; Trish
6 Roberts; Bart Davis; Kelly McIntyre (Planning Director); Members of the
7 Public.

8 **Absent:** none

9 **Item 1. Call to Order**

10 The meeting was called to order at 6:00 p.m. by Michael Corfman (Chair).

11 **Item 2. Roll Call**

12 Roll was taken, and all members were present.

13 **Item 3. Public Comments**

14 There were no public comments.

15 **Item 4. Adoption of Meeting Agenda**

16 Commissioner Loeks moved, seconded by Commissioner Matson, to approve the
17 meeting agenda. The motion carried unanimously.

18 **Item 5. Approval of Meeting Minutes**

19 The Planning Commission reviewed the minutes of the November 14, 2023, meeting
20 made no changes.

21 Commissioner Loeks moved, seconded by Commissioner Roberts, to approve the
22 minutes as presented. The motion carried unanimously.

23 **Item 6. New Business.**

24 **A. PC #23-19: Elm Valley Drive Special Exception Use Public Hearing**

25 Location: Elm Valley Drive

26 Applicant: Brian Meyers of JCR Offroad

27 Request: Special Exception Use request for the approval of a 63,000 square foot
28 automotive related light manufacturing facility on a 13.78 +/- acre parcel on Elm
29 Valley Drive. The property is zoned EBT, Educational & Business Technology,

30 where light manufacturing uses are a special exception use in that District. Parcel
31 # 09-02-305-006.

32 Planning Director Kelly McIntyre summarized the Special Exception Use request, and the
33 staff report and recommendation, which are included in the meeting packet. The
34 applicant, Brian Meyers, is an owner and founder of JCR Offroad, a manufacturer of
35 aftermarket accessories for Jeeps, Broncos, Toyotas, and more. The business is currently
36 in Portage, and has outgrown their current location. Brian Meyers has an association with
37 Kalamazoo Valley Community College (KVCC) and would like to set up a new facility in
38 The Groves. The new facility will specialize in metal fabrication of armor, storage, and
39 vehicle accessories associated with general vehicle-based exploration. The applicant
40 anticipates 3-4 semi deliveries/pick-ups and 3-4 box truck deliveries/ pick-ups per day.

41 Director McIntyre noted that typically a full site plan is submitted with a Special Exception
42 Use application. For this request, however, the applicant asked for the Planning
43 Commission to hear their Special Exception Use request prior to investing additional
44 money into engineering and design work. Staff requested a conceptual site plan be
45 submitted for review and note that any approval would be contingent upon a full site plan
46 submittal and approval by the Commission at a later date.

47 Director McIntyre went through the Special Exception Use standards of Zoning Ordinance
48 Section 36-6.3. She explained the standard and offered comments. Based upon her
49 review of the Master Plan Goals and Future Land Use Map, the proposed use met the
50 standards by limiting development to areas designated for growth; preserving existing
51 farmland; developing a high-quality development that positions the Township to enhance
52 its tax base and maintain a stable and diverse revenue source; and supporting
53 Kalamazoo Valley Community College with a competitive workforce.

54 McIntyre further explained that the site is heavily wooded and a Master Plan goal and
55 EBT District intent is to preserve trees, wetlands, and other sensitive environmental
56 features where practical and site building and facilities to co-exist with natural landscape
57 of the area. McIntyre noted that there is residentially zoned (and low-density master
58 planned) property to the west of this site. She stated that she will carefully review the full
59 site plan to make sure site design protects the adjacent residential property to the west
60 with existing woodlands and added buffers and landscaping, if needed.

61 McIntyre concluded by saying that request has the potential to meet the intent and
62 regulatory requirements of the a Special Exception Use in the EBT District and if the
63 Planning Commission considers approval of the use, staff recommends that the approval
64 be contingent upon submission, review, and approval of a site plan meeting the
65 requirements of Section 36-6.1, Site Plan Review and the following conditions:

- 66 1. Ensure the site plan includes additional buffering between the subject parcel and
67 the residentially zoned property to the west (this may include a screen wall
68 depending on proximity of activity on the parcel with the residential property to the
69 west.

- 70 2. Include high-quality materials and architectural designs similar to and consistent
71 with development in the Groves.
- 72 3. Design the site so that existing natural features be maintained (or retain as much
73 as possible).
- 74 4. Screen any outdoor storage with a 6-foot masonry wall and a double row of
75 evergreen trees planted 15 feet on center.

76 Chair Corfman asked if there were any Commissioner questions for Ms. McIntyre.
77 Commissioner Roberts asked about the traffic flow – whether it will be from West O or
78 Elm Valley. Brian Meyer of JCR Offroad stated it will be via West O for convenience for
79 the trucks.

80 Brian Meyer of JCR Offroad spoke further on his application. He started the business in
81 college utilizing his tech school schools. Due to the success of his business, he has
82 utilized all the 32,000 square foot building he is currently in and in January 2023 explored
83 a new facility. He stated he is a resident of Texas Township and a graduate of KVCC and
84 is excited to build in his backyard. He looks forward to partnering with KVCC students in
85 apprenticeships.

86 Commissioner Matson asked what kind of products will be made. Meyers answered they
87 do metal work for auto accessories- racks, bumpers, skid plates, exterior accessories,
88 etc.

89 Commission Roberts inquired about the number of employees. Meyer stated they
90 currently have 50 employees and anticipates over the next 5 years to double that number.

91 Commissioner Corfman asked if they plan to do any apprenticeship programs. Meyers
92 stated yes. He stated that the current facility does not have space to allow a program –
93 so the new space will give them the opportunity.

94 Commissioner Eavey asked if they have any heavy stamping equipment and if they do
95 any other manufacturing. Meyers replied that they do not have heavy stamping equipment
96 and only use fiber lasers. All manufacturing equipment is inside and there is little noise
97 generated from production. They currently have a few outdoor storage containers at their
98 site but may be able to keep everything inside in the new facility. Fed Ex, UPS trucks and

99 Commissioner Roberts asked if there have been any discussions with KVCC and if they
100 know what is being proposed. Danny Alexander from KVCC was present and there to
101 provide support for the business. Commissioner Corfman asked Mr. Alexander to confirm
102 that there are additional design and use standards in the business park. He confirmed.

103 The applicant talked further about a tree inventory that will show what trees will be
104 removed and what is being kept. They pointed out an elevation change on the west side
105 – a hill 20-25 feet tall and due to the location of the building, it will not be visible. Will be
106 leaving as much natural vegetation as possible.

107 Corfman turned it back to the Commission.

108 Commissioner Matson moved to open the public hearing at 6:25 with Commissioner
109 Eavey seconding. The public hearing was opened at 6:25 p.m. There was no public input.
110 Commissioner Davis motioned and Loeks seconded the closing of the public hearing at
111 6:25 p.m.

112 Commissioner Roberts commented that the use will fit nicely with light manufacturing and
113 likes their intent on respecting the topography. Her only concerns are the buffers to the
114 west and the increased traffic on West O.

115 Buckham questions whether a screen wall will be needed. McIntyre explained the screen
116 wall would be required if there was outdoor storage. She appreciates that the applicant
117 respects the natural environment and minimizing the removal of vegetation.

118 Commissioner Loeks asked about the buffer and McIntyre's first comment in her review
119 letter: "*Ensure the site plan includes additional buffering between the subject parcel and*
120 *the residentially zoned property to the west (this may include a screen wall depending on*
121 *proximity of activity on the parcel with the residential property to the west"* Loeks said that
122 there is at least a 200 foot distance between the building and property line. There was
123 some discussion on the power lines and whether this would be included in in the buffer.
124 The Commission felt that the building is set back a significant distance and should not be
125 visible and additional screening will likely not be needed. The loading docks will not need
126 to be screened. McIntyre explained that this and refuse areas will be further reviewed
127 during site plan review.

128 Commissioner Buckham made a motion to approve the Special Exception Use
129 conditioned upon:

- 130 1. Site plan review and approval meeting ordinance standards.
- 131 2. Maintain a 200 feet buffer to the west – measured from the west side of power
132 lines going east .
- 133 3. Include high-quality materials and architectural designs similar to and consistent
134 with development in the Groves.
- 135 4. Design the site so that existing natural features be maintained (or retain as much
136 as possible); and
- 137 5. Screen any outdoor storage with a 6-foot masonry wall and a double row of
138 evergreen trees planted 15 feet on center.

139 Supported by Commissioner Davis. The motion carried unanimously.

140 **B. Planning Commission Meeting dates for 2024**

141 A calendar of dates for Planning Commission meeting in 2024 was presented to the
142 Commission. Director McIntyre pointed out that the February dates are shifted from the
143 regular calendar dates due to the Primary Election. She also noted that there is only one
144 scheduled meeting in November and December.

145 Commissioner Loeks moved, seconded by Commissioner Matson, to approve the
146 Planning Commission 2024 calendar as presented. The motion carried unanimously.

147 **Item 7. Citizen Comments**

148 There were no citizen comments.

149 **Item 8. Old Business.**

150 There was no old business.

151 **Item 9. Commissioner Comments.**

152 Commissioner Roberts welcomed Director McIntyre to the Township. She updated the
153 Commission on the new Township offices and stated that they will begin moving into the
154 new building on December 13th with a goal of operating fully from the new facility on
155 December 18th.

156 Commissioner Corfman said he has enjoyed working with the Commission this year and
157 feels they have accomplished many things.

158 Commissioner Davis asked if community organizations can rent the Board Room for a
159 meeting. Commissioner Roberts stated only Township affiliated organizations can use
160 the space.

161 **Item 10. Adjournment**

162 There being no further business, the meeting was adjourned at approximately 6:54 p.m.



2023 Texas Township Planning and Zoning Annual Report

Annual Report required by State of Michigan P/Z Enabling Act

Enabling Act Requirements -

The Charter Township of Texas Planning Commission functions under and has their powers and duties set forth by the Michigan Planning Enabling Act (PA 33 of 2008) and the Michigan Zoning Enabling Act (PA 110 of 2006). The Michigan Planning Enabling Act (MPEA) provides for the creation, organization, powers, and duties of Planning Commissions. The Michigan Zoning Enabling Act (MZEA) provides for the adoption of zoning ordinances and the establishment of zoning districts and prescribes powers and duties of certain officials including the Planning Commission.

Section 19 of the MPEA (MCL 125.3819) requires the Texas Township Planning Commission to make an annual written report to the Texas Township Board. This report is to provide the Township Board with a summary of the planning activities over the past year.

Texas Township Planning Commission Bylaws - The Planning Commission shall perform the following duties:

- A.** Take such action on petitions, staff proposals and township board requests for amendments to the zoning ordinance as required.
- B.** Take such action on petitions, staff proposals and township board requests for amendments to the master land use plan as required.
- C.** Prepare an annual report for the township board.
- D.** Prepare an annual work program and suggested budget, to be included in the annual report.
- E.** Take such actions as are required by the Michigan Zoning Enabling Act or Michigan Planning Enabling Act, as amended.
- F.** Review subdivision and condominium proposals and recommend appropriate actions to the township board.
- G.** Prepare special studies and plans, as deemed necessary by the planning commission or township board and for which appropriations of funds have been approved by the township board.

- H. Attend training sessions, conferences or meetings as needed to properly fulfill the duties of planning commissioners and for which appropriations of funds have been approved by the township board, either in the annual planning commission budget or otherwise
- I. Prepare a capital improvement plan.
- J. Perform other duties and responsibilities as requested by the township board or other authorized township official or agency.

2023 PC Members and Staff

The MPEA states that membership of the Planning Commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the local unit of government, in accordance with the major interests as they exist in the local unit of government, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the local unit of government to the extent practicable.

In 2023, the Planning Commission's membership was as follows:

- **Mike Corfman**, Chairperson
Term Expires: December 2025
- **Bart Davis**, Vice-Chairperson
Term Expires: December 2024
- **Larry Loeks**, Secretary
Term Expires: December 2024
- **Kathy Buckham**, Member
Term Expires: December 2025
- **Ryan Eavey**, Member
Term Expires: December 2023
- **Jeff Matson**, Member
Term Expires: December 2023
- **Trish Roberts**, Member (Trustee)
Term Expires: November 2024

Planning and Zoning Department Staff for 2023 was as follows:

- John Lovely, Planning, Zoning and Development Administrator
- Kelly McIntyre, Planning Director
- CIB Planning Consultants

John Lovely left the Township offices in July 2023 and CIB Planning consultants assisted the Township in planning and zoning activities. In December 2023, Kelly McIntyre was hired as the Planning Director. A vacant position for a Zoning Administrator was posted but not filled as of December 31, 2023.

2023 Planning Commission Meetings consisted of 21 meetings, meeting two times per month, with the exception of November and December, each with one meeting. The Planning Commission Workshop is scheduled the second Tuesday of the month, and the Regular Meeting is scheduled the 4th Tuesday of the month. Three (3) workshop meetings were cancelled due to lack of agenda items.

2023 Planning Applications – Master List (Chart Attached)

Site Plan Review -	8
Special Exception Use -	6
Residential Development	
• PUD -	0
• Site Condo -	1
• Multiple Family	1
Rezoning	1
Site Plan Extension	1

2023 CZ Amendments

In 2023 there were 18 CZ Ordinance amendments initiated, of which three (3) were adopted by the Township Board in 2023.

- **Ordinance No. 370 Miscellaneous (Adopted 3/27/23)**
 Section 2.2 Definition—architectural relief (added), brewpub (added), club, private service (added), craft food and beverage production facility (added), earth tone (added), façade (added), footprint (added), personal service establishment (added), road, private (amended), storefront (added), townhome (added)
 Section 3.1.18 CBD Corners Business District (amended)
 Section 4.7 Vehicle repair (amended)
 Section 4.10 Residential care facilities (amended)
 Section 4.13 Place of worship (amended)
 Section 4.17 Gasoline service station (amended)
 Section 4.36 Vet clinic (amended)
 Section 5.8 Signs (amended)
 Section 5.9 Access management (amended)
 Section 5.12 Stub roads and cul-de-sacs that abut property lines at the boundaries of platted and condominium subdivisions (amended)

- Section 6.1.1.A and B Site plan review (amended)
- Section 6.1.4.B.i.b Site plan review (amended) Section 6.1.6 Conformity to an approved site plan (amended)
- Section 6.1.7 Amendment to a site plan (amended)
- Section 6.2.4.B.i Roads (amended)
- Section 6.2.4.B.i.d Roads (amended)
- Section 6.2.4.B.i.e.2.A Roads (amended)
- Section 6.2A Standards for approval (amended)
- Entryways- lawn maintenance
- Miscellaneous: Definition of “sport court,” side and rear yard deck encroachment, front yard accessory buildings, front yard accessory sport court, lot frontage requirement reduction
- **Sign Ordinance (Adopted 3/27/23)**
- Riparian Waterfront Ordinance
- Subdivision and Site Condominiums
- **Mandatory Sewer Connection (Adopted 7/10/23)**

2023 Project / Program Approvals

Planning

- CIP Program (Approved)
- PC# 23-01 Schafer Development Conditional Rezoning (Approved)
- PC# 22-21 Applegate Pointe Site Condo Phase 3, Step 2 (Approved with conditions)
- PC# 22-05 6th Street Park Restroom Extension (Approved)
- PC# 23-03 Stinson Accessory Dwelling Unit (Approved with conditions)
- PC# 22-04 Turning Stone Site Condominium Phase 2, 3, and 4, Step 1 (Approved with conditions)
- PC # 19-01 Bradford Oaks Site Condominium Step 2 Extension (Approved)
- PC# 23-06 VerSteeg Front Yard Accessory Building (Approved with conditions)
- PC# 23-08 V’s Bogeys and Stogies Patio Special Exception Use (Approved with conditions)
- PC# 23-09 Cravings by Pacific Rim Special Exception Use and Site Plan – (Approved with conditions)
- PC # 23-13 Consumer’s Credit Union Parking Deck Site Plan (Approved)
- PC# 23-13 Project Everest- 6938 Elm Valley Special Exception Use (Approved with conditions)
- PC# 23-15 Miller Front Yard Accessory Building – (Approved with conditions)
- PC# 23-16 MIST 5 Properties Special Exception Use and Mixed-Use Condominiums (Approved with conditions)

- PC# 23-18 White Oaks Site Condominium Extension (Approved)
- PC#23-19 JCR Off Road Special Exception Use (Approved with conditions)

Zoning Board of Appeals – Heard three (3) requests for dimensional variances and made two (2) Interpretations. One (1) variance approved.

ZBA #23-01 Public Hearing on Variance Request

- Applicant: Manjinder Benipal; Address: 6084 S 12th Street; Parcel #: 3909-12-226-054. Request: Variance from the required front building setback. DENIED

ZBA Case #23-02 Ordinance Interpretation

- Applicant: Texas Township; Address: 749 Treasure Island Drive; Parcel #: 3909-09-376-020. Request: Ordinance Interpretation for Screening Fence Setback. Result- Fence must be setback minimum of three feet from roadside edge.

ZBA Case #23-03 Ordinance Interpretation

- Applicant: Texas Township; Address: 1466 N Eagle Lake Drive & DNR Boat Launch; Parcel #: 3909-09-351-010 & 3909-09-301-010. Request: Ordinance Interpretation for Screening Requirements for both Residential and Commercial Parcels Adjacent to One Another. Result-Screening is required on commercial property.

ZBA Case #23-04 Public Hearing on Variance Request

- Applicant: Julie Odenwaller; Address: 749 Treasure Island Drive; Parcel #: 3909-09-376-020. Request: Variance to allow a fence to be located within the 3-foot streetside setback. DENIED.

ZBA Case #23-05 Public Hearing on Variance Request

- Applicant: Blake Kovacs; Address: 1466 N Eagle Lake Drive & DNR Boat Launch; Parcel #: 3909-09-351-010 & 3909-09-301-010. Request: Variance to allow the resident to install screening on his property to separate it from adjacent non-residential land use. APPROVED.



7227 West Q Avenue
Kalamazoo, MI 49009
P: 269.375.1591
www.texastownship.org

STAFF MEMO

Meeting Date: January 9, 2024

Date: January 3, 2024

To: Planning Commission

From: Kelly McIntyre
Planning Director

Regarding: Ordinance Amendment Priorities

Agenda Item: 6BA

Before leaving in July, John Lovely provided a list of zoning ordinance sections that the Planning Commission identified for discussion and possible amendments. To refresh the Commission on the list and to provide me with directions on the desired amendments to the sections, I would like to discuss the following topics and identify additional sections, if needed.

1. **Waterfront district/riparian properties** – The Planning Department held a Listening Session at 5:00 p.m. on February 15, 2023. The intent was to listen to residents at this session, accept written feedback to compile, and review. This was accomplished. Resident feedback has been used to create a survey that has been distributed to residents. The survey was closed on July 23, 2023. Staff will provide a summary of survey results for the Commission’s review at an upcoming meeting. Based on the survey results and further direction from the Commission, revised ordinance language will be written. A meeting may be scheduled with the lake residents’ associations to review the changes and solicit feedback if the Planning Commission wishes to do so.
2. **Subdivision and Site Condominium Ordinance** - A public hearing was held during the May 23, 2023, Planning Commission Regular Meeting. Minor revisions were presented to the Planning Commission at the July 11, 2023, Workshop Meeting. Staff are still awaiting attorney feedback to confirm no legal issues with the draft ordinance. Once the Planning Commission recommends approval to the Township Board, materials for a first reading will need to be prepared.
3. **Master Plan Recommendations:**
 - a. Review and consolidation of the four commercial districts (C-1 through C-4) to potentially two districts.
 - b. Development of a Rural Residential District, and its implications to Agricultural, R-1, and R-1A Districts.
 - c. Development of 9th Street Sub-Area Plan districts.
 - d. Tree protection ordinance to deal with clear-cutting and protection of trees of a certain size.
4. **Solar and Wind ordinances:** Solar energy systems exceeding 100 SF in area currently require Site Plan Review by the Planning Commission per Table 36-6.1.1.B. ix, whether this be ground, or roof mounted arrays. Policy has been to only send ground mounted arrays to the Planning Commission for review. In December 2023, House Bill No. 5120 was approved and amends 2008

PA 295. This gives the Michigan Public Service Commission (MPSC) authority over siting of wind projects with generation larger than 100 megawatts, and solar and battery storage projects with generation larger than 50 megawatts. Under HB 5120, local municipalities may retain local control if they adopt a renewable energy ordinance no stricter than the bill's provisions. If a local government has a compatible renewable energy ordinance, then the electric provider would be required to seek the approval of the local government, although there remain avenues for the provider to obtain MPSC approval.

5. Additional Miscellaneous Amendments:

- a. Amendment to allow standalone accessory buildings on lots across the street from riparian lots containing the principal use. Revised draft to be reviewed as part of the riparian ordinance updates following the survey and public workshop meeting.
- b. Consider allowing flag shaped lots with 86 feet of frontage, so long as all other state and township requirements can be met. Define how depth to width ratios are calculated for uniquely shaped lots.
- c. Signage for the RC District needs to be incorporated into the sign ordinance.
- d. Signage setback updates to provide some exceptions to signs along a county primary roadway 100-foot preserved right of way.
- e. Review of the access management ordinance for updates related to cross access, development of incentives, and entryway requirements.
- f. Updates to the Parking Ordinance to review space requirements for uses, add additional uses, and review requirements for residential uses. Update will need to wait until enough time is available.

Is the Commission interested in exploring the following?

- a. Design standards for commercial and industrial development (outside of the CBD)
- b. Interior landscape requirements- adjacent to buildings.

Renewable energy siting legislation signed into law

Legislation that preempts existing local siting authority, sets statewide siting standards and grants siting authority for renewable energy facilities to the Michigan Public Service Commission (PSC) has been signed into law. Public Acts [233](#) and [234](#) of 2023 will take effect on Nov. 29, 2024.

"These bills represent a continued attack on the ability for Michigan's residents and their locally elected officials to have the final say on how their communities grow and change. The new laws simply do not create a balanced or equitable approach to our state's renewable energy needs," stated Neil Sheridan, MTA Executive Director. "Rather, the legislation unduly forces large, utility-scale renewable energy facilities into our rural areas, while also stripping away local input on where and how much should be located in a community. The new laws prescribe statewide, one-size-fits-all requirements, and negate current renewable energy zoning provisions already carefully and thoughtfully enacted in communities around the state."

The legislation applies to all solar projects with a nameplate capacity of 50 megawatts or greater, wind projects with a nameplate capacity of 100 megawatts and energy storage facilities with a nameplate capacity of 50 megawatts or more. This fast-tracked legislation, which was introduced and passed in less than a month, was a priority of the governor's administration. The measures are effective one year after the governor's signature.

While the bills were amended to require a developer to go through a local unit of government, the local unit **must have a "compatible renewable energy ordinance"** that complies with statewide standards such as setbacks, decibel levels and height. A renewable energy ordinance is not considered compatible if it is more restrictive than the statewide standards. The local unit would then be limited to a period of 120 days to approve or deny the project with a possible extension of up to 120 days **ONLY** if mutually agreed upon by the local unit and the developer. If the local unit denies or fails to act on the proposal, the MPSC would then receive the application.

If a local unit does not have a "compatible renewable energy ordinance," the developer would apply directly to the MPSC which would have 60 days to review the application to determine if it is complete and one year to approve or deny the application. Additionally, while MPSC shall consider the impact on the local land use, including the percentage of land within the local unit of government dedicated to energy generation, the legislation does not limit the overall land that can be utilized in a local unit for said purposes. A one-time \$2,000 per megawatt payment is provided from the energy facility owner to the local unit for public safety and infrastructure purposes; however, both parties (the local unit and the energy facility owner) must agree on how the funds can be spent.

We thank our member officials who reached out their state representatives and senators, helping us fight on behalf of local control for Michigan's communities. While the outcome is not what we fought for, changes were made that were reflective of opposition and concerns raised. Your voices truly did make a difference.

MTA and its members stridently opposed the legislation, which creates a one-size-fits-all approach for Michigan's communities. This legislation silences the voices of local officials and residents over these important local decisions. We believe that the siting and permitting of renewable facilities should remain with the local community where that facility will be located for the next 20 to 50 years.

We continue to work with our partners and experts to help navigate a path forward for our members and address the many unanswered questions and concerns that remain for local leaders and their residents. Watch for additional information in our *Township Insights* enewsletter, *Township Focus* magazine and on MTA's website.