

ARTHUR TOWNSHIP BOARD MEETING MINUTES December 9, 2024 7:00 PM  
Township Hall 3031 S. Athey Ave, Clare, MI 48617

7:00 p.m. Meeting called to order by Supervisor Bednorek with the Pledge of Allegiance.

**ROLL CALL:** Present: Matthew Bednorek, Jerry Willford, Anna Sharp, Joy Kleinhardt, Janice LaRose  
Absent: None

**AGENDA:** Kleinhardt motioned to accept agenda with the addition of New Business budget amendment, seconded by Sharp  
Voice vote: All "ayes" – carried

Bednorek motioned to add 2025 Poverty Guidelines to New Business and accept new agenda as corrected, Sharp seconded  
Voice vote: All "ayes" – carried

**APPROVAL OF MINUTES:**

- November 12, 2024  
Sharp motioned to accept with corrections, Kleinhardt seconded  
Voice vote: All "ayes" – carried

**FINANCIAL REPORTS:**

Treasurer Sharp presented the monthly report on all bank account activity and projected general fund balance with current encumbrances, Profit & Loss and Balance Sheet for ~~October~~NOVEMBER, and listing of checks from ~~October~~NOVEMBER journal.

Kleinhardt motioned to accept as presented, Willford seconded.  
Voice vote: All "ayes" – carried

**ACCOUNTS PAYABLE:**

Clerk LaRose reviewed additional bills to be paid.

Consumers Energy: Hall \$82.67 Tower \$55.97, Lingo \$96.64, Staples \$51.47, GFL \$4189.10, Clare County Equalization \$413.70, Foster Swift, \$886.35, Lapham \$3,000 – negotiated down from \$6,000

Sharp motioned to pay all bills except for Foster Swift until after budget amendment, Kleinhardt seconded.

Voice vote: All "ayes" – carried.

**PUBLIC COMMENT / GUEST SPEAKERS**

- Commissioner report presented by Jack Kleinhardt
- Cemetery report presented by Jeff Smith, Sexton

**UNFINISHED BUSINESS:**

- **Insurance Rates:** Kleinhardt reviewed revised proposal from EMC, Statement Values
- **EGLE Award – DTE, Rep Appointment:** Sharp motioned to table until new ordinances are finalized, Kleinhardt seconded.  
Voice vote: All "ayes" – carried
- **ML Chartier Special Use Permit:** Invoice for professional review
- **Wind Ordinance:** Proposed changes to Wind Ordinance  
Section 2, E, 2 add **Density: only one (1) WECS shall be allowed per square mile**  
Section 2, E, 3, add **shall not exceed 450 ft unless** between Testing Facility and justified  
(please see attached)

Kleinhardt motioned to accept revisions to wind ordinance, Sharp seconded  
Voice vote: 3 "ayes" 1 "nay" – carried

ARTHUR TOWNSHIP BOARD REGULAR MEETING MINUTES December 9, 2024

- **Solar Ordinance:** Proposed changes to Solar Ordinance  
Add "staggered" after "2 rows"  
Sharp motioned to make the following revisions to the Solar Ordinance:  
Section 3, B, 2, p, 1)  
Section 3, B, 2, p, 3) with the addition of **staggered**  
Section 3, B, 2, p, 7) addition of last sentence  
Section 4, f, addition of last sentence  
(please see attached)  
  
Seconded by ~~Kleinhardt~~ **KL**Einhardt  
Voice vote: 3 "ayes" 1 "nay" – carried
- **ARPA funds:** Sharp motioned to approve proposed ARPA funds as discussed, Willford seconded  
Voice vote: All "ayes" – carried
- **Zoning Administrator:** Bednerek motioned to table to later date, Willford seconded  
Voice vote: All "ayes" – carried

**NEW BUSINESS:**

- **Snow Plowing:** Reviewed Jenkins Quote, ~~Bednored~~ **BednoredK** offered his services to plow the hall parking lot and cemetery. Sharp motioned accepted offer from Bednerek and have Jenkins on call, Kleinhardt seconded  
Voice vote: All "ayes" – carried
- **Board Of Review Appointment:**  
Bednerek Appointed ~~Derw~~ **DREW** Verhage, Terry Fitzpatrick, and Don Read for a 2-Year term for Board of Review
- **Letter Of Approval for Brand Road Bridge:** Bednerek will write the letter
- **2025 Road Project:** Planning commission to have further discussions. Bednerek motioned to table to next meeting, Sharp seconded  
Voice vote: All "ayes" – carried
- **Garbage Bids:** Only 1 bid received. LaRose motioned to cancel current contract and submit request for bids in June to be received at the September 2025 board meeting. Seconded by Sharp  
Voice vote: All "ayes" – carried
- **Budget Amendment:** Bednerek motioned to move \$2,000 from Repairs Hall & Grounds to Attorney Fees LaRose Seconded  
Voice vote: All "ayes" – carried
- **2025 Poverty Guidelines:** Bednerek motioned to accept the 2025 poverty guidelines, Sharp seconded  
Voice vote: All "ayes" – carried

**MEETING ADJOURNED AT 9:24 p.m.**

**Submitted by:  
Janice LaRose, Clerk**

Proposed changes to Wind Ordinance

Section 2: Amendment of Chapter 8 Special Uses:

E: COMMERCIAL WIND ENERGY CONVERSION SYSTEMS-STANDARDS AND REQUIREMENTS

2. ***Density: Only one (1) WECS shall be allowed per square mile***
3. Aesthetic and Scenic Vista: The maximum Tip Height of any WECS or WECS Testing Facility **shall not exceed 450 ft unless** justified to the township satisfaction

Proposed change to Solar Ordinance

Section 3

B. COMMERCIAL SOLAR ENERGY SYSTEMS

2. Standard and Requirements

p. Screening and Landscaping:

- 1.) When a Utility-Scale Solar Energy System is adjacent to a **residential, commercial or agricultural lot, front, side and rear yard screening will be Required.**

3) **All commercial or Utility-Scale Solar Energy Systems shall have a landscape buffer in accordance with the following: Unless screened and buffered by existing vegetation, a vegetative buffer consisting of 2 rows staggered of deciduous and/or evergreen trees, shrubs and grasses shall be installed and maintained at all times at the perimeter of the solar energy system in areas where the perimeter of the solar energy system will abut non-participating parcels. that include a non-participating residence. All required plantings shall be installed during the applicable planting season and shall be maintained for the life of the project. The site plan shall specify the proposed plant material according to common name, botanical name, and minimum planting size. All plant material shall be maintained in healthy condition to provide the intended screening, shall be permitted to grow according to its natural habit and shall be replaced upon death or disease. The evergreen and deciduous vegetative buffer shall be composed of a mixture of evergreen trees, evergreen shrubs and deciduous shrubs of a comparatively dense branching growth habit. Unless specified otherwise, evergreen trees shall comprise a minimum of fifty percent (50%) of the required plantings. The evergreen trees shall be spaced no more than fifteen (15) feet apart on center, (from the central trunk of one plant to the central trunk of the next plant), deciduous trees shall be placed no more than twenty (20) feet apart on center and shrubs shall be spaced no more than seven (7) feet apart on center. Native grasses may also be interspersed within the vegetative buffer. The evergreen and deciduous vegetative buffer shall be composed of trees that at planting shall be a minimum height equal to sixty percent (60%) of the maximum height that the solar panels will extend above the ground, and all shrubs shall be a minimum height equal to twenty percent (20%) of such maximum height. Berming may be used to contribute to the minimum height requirement specified in this subsection. Where a dwelling is located within two hundred (200) feet of shared lot line, the screening shall include at a minimum, a double-row of evergreen trees with such trees to be planted no greater than twenty (20) feet apart from each other and no less than ten (10) feet apart from each other, and the second row of trees shall be planted no greater than twenty (20) feet from the first row as measured perpendicularly between the center line of each row.**

- 7) Alternative screening and buffering plans may be considered in the Development Site Plan Review by the Planning Commission and approved if they meet the intent of this section. **In no case shall required screening along a public road right-of-way be reduced.**

~~Section~~ 4: Abandonment and Decommissioning

- f. The Township is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the Township's right to seek reimbursement from applicant or applicant successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real property owned by applicant or applicant's successor, or in which they have an interest, for the amount of the excess, and to take all steps allowed by law to enforce said lien. ***In the event the escrow funds are insufficient, the Land/parcel owner will be Responsible for the any and all financial obligation in the decommissioning process.***