

**Coldwater Township Planning Commission Meeting
February 25, 2025**

A meeting of the Coldwater Township Planning Commission was held on Tuesday, February 25, 2025 at the Coldwater Township Hall.

The meeting was called to order by Vice-Chairman Gochanour at 6:00pm

Present: Vice-Chairman Jim Gochanour, Member Teresa (Terry) Kubasiak, Member Mike Sowles, Member Rodney Kurtz Absent: Chairman Scott Anderson

Others Present: Zoning Administrator Mike Gatke, members of Coldwater Township's. legal counsel, representatives from DTE

Vice-Chairman Jim Gochanour led the Pledge of Allegiance.

Public Comment: None

1. Motion by Kurtz, seconded by Sowles to approve the minutes from the December 17, 2024 meeting.
MOTION CARRIED

Attorney Kyle O'Meara spoke regarding the Cold Creek Solar project. It was noted that a public hearing on the project was held at the September 2024 Planning Commission meeting. A resolution was passed after the hearing. O'Meara stated that the special use permit did not include a temporary laydown yard or substation, which is needed for the project. He also stated that the Zoning Administrator has the authority to make a determination on the approval of these items, as the Zoning Ordinance references land use and that the laydown yard and substation are essential services for the project. A memorandum was presented explaining the amendments to the project in detail, which was approved by the Zoning Administrator. (the document is on file with the Zoning Administrator)

A resolution was also presented to the Planning Commission for adoption of the additional items. O'Meara discussed the resolution explaining each section to be approved. He suggested that the current zoning ordinances be reviewed to help clarify some areas for future use.

Representatives from DTE explained why the laydown yard and substation weren't initially included, stating that not every project requires a substation to be constructed. They are sometimes able to connect to existing substations. The laydown yard will be used for an administrative office, trucks and some materials. It will be removed when the project is complete.

2. Motion by Kubasiak, seconded by Gochanour, to adopt the resolution for the DTE Substation and Laydown Yard Site Plan Subject to Conditions. (Resolution #25-01 is on file with the Zoning Administrator)

Upon a roll call vote the results were as follows:

Yes – Sowles, Kubasiak, Kurtz, Gochanour – 4

No – 0

Absent – Anderson

MOTION CARRIED

Vice-chairman Gochanour asked that the committee have some discussions, possibly looking at the ordinances, to help streamline the process for projects of this kind to make it easier.

With no additional public comment or other business, Gochanour adjourned the meeting at 6:38pm.

Submitted by: Terry A. Kubasiak, Secretary