

Caledonia Township Planning Commission
Final Regular Meeting Minutes
August 10th, 2026
Caledonia Township Hall, 6461 Gillard Rd., Spruce, MI 48762

Call to Order:

The Meeting was called to order by Dan LeClair

Pledge of Allegiance:

Completed

Roll Call:

Sobeck - present, Halazon - present, LeClair - present, LaLonde - present, MacKinnon - present

Approval of the Agenda:

Sobeck made a motion to approve the agenda, with an amendment to add 1/2 hour of discussion at the end of the meeting to accommodate public concerns.. Seconded by Halazon. All in favor, motion passed with amendment.

Approval of Minutes July 13, 2026:

Motion by Sobeck made a motion to approve minutes with correction under board of trustees.; LaLonde seconded. Motion passed.

Written Correspondence:

An e-mail was received.

Public Comment:

Due to the large number of attendees, public comment was deferred to the last half hour of the meeting.. Addressed below.

Board of Trustees Report:

Plans for short term rentals to be reviewed by the Township Board Members then forwarded to the Township attorney. The next Board meeting is scheduled for 8-11-26.

ZBA Report:

None

Zoning Administrator Report:

None

Tri-Township Report: The Tri Township PC met in July. There was discussion of Huron Pines Forest Report and continuing discussion of Ordinance updates.

New Business:

The process of Ordinance review was discussed. It was noted that ongoing work has been done in areas of Road Side Stands, Short Term Rentals and Solar and Battery Storage. We are now ready for the scheduling of a public hearing on the updated Ordinance. It was proposed that notice be placed in the local newspaper, and a subsequent Public Hearing be set for August 31st.

Sobeck made a motion to set the public hearing for August 31st at 7 pm, and cancel the next regularly scheduled PC meeting of September 14th. LaLonde seconded the motion. All were in favor, motion passed. Public Meeting will be scheduled for August 31, 2026 at 7pm, at the Caledonia Township Hall.

Old Business:

None

Public Comments, as added to Agenda:

There were 37 people who signed in as guests of the meeting.

Multiple concerns were voiced in regards to possible Solar Farms in Caledonia (As well as other) Township. Concerns included the possible negative effects of Solar Farms on the general character of the Township and its preservation. There were concerns voiced about the environmental impact, on both the land and wildlife in the area. There were voiced concerns about diminishing property values surrounding the farms and the visual and possible noise blight. Concerns were raised about who would take ultimate responsibility if these ventures failed for some reason. It was pointed out that decisions made in the present lock the Township and its public into decades of obligation. There was general lack of trust reported as regards official assurances and representations about promises and guarantees offered to the public.

At this meeting, there were a minority of voices in favor of allowing solar to be explored as an option for the Township. Stated here was the belief that the decision to allow solar on their farms should ultimately rest in the discretion of the landowner.

There was some discussion of the proposed guidelines included in the new Ordinance as regards Solar, Battery and Data Centers.

A few of the attendees pointed out that, despite State or Federal decision making, the Township, and especially, the PC board does hold authority to limit or allow the establishment of Solar Farms in the Township.

Refer to **Appendix A: Additional Public Comment.**

Commissioner's Comments:

The commissioner voiced appreciation to the community both in Caledonia Township and neighboring areas for their attendance and opinions tonight. He acknowledged there is no simple and unanimous solution at this time. The commissioner urged open and respectful discussion as we work to come to an agreement about this sensitive and crucial matter.

Adjourn:

Sobek made a motion to adjourn. LaLonde seconded. All in favor motion passed
Meeting adjourned at: 8:11 pm.

Next Meetings:

Special Meeting August 31, 7 pm. At the Caledonia Township Hall, Spruce, MI
PC Regular Meeting for September 14, has been cancelled.
PC Regular Meeting, October 5, 2026 at Caledonia Township Hall.

Respectfully submitted by Barb Halazon

Date: 8-24-26

APPENDIX A PUBLIC COMMENT

Todd Schultz – Hanson Road

- o Concerns about solar panels. Is there a site plan or location map. Environmental Impact Statement. Power Demand. Eyesore going to bring down our home prices. Rules and Ordinances.
- o Ice Storm – Third of woods got wiped out. Property taxes should go down for that reason.

Dana Ramus

- o Misinformation. Lives in Gustin Township. Caledonia is listed as active plans with Consumers.
- o Best website in the county.

Bernie Borowski

- o Who will this benefit is we do solar. Who is going to benefit in a negative ways will not benefit.
- o Deer
- o Future Contamination.
- o Contamination & Dirt
- o Trees & Berms

Dr Bob Turek – Harrisville Township

- o Public Hearings in Gustin Township and Harrisville Township had over 200 people in attendance.
- o Negative rural character and property values in the area.
- o Our ordinance has everything needed to allow us to deny any application.
- o Cam Cavit letter to Gustin Township
- o State of Michigan rules for re-cusing themselves from discussion.

Pam McKinnon

- o 4th generation farmer. We have rights to do what we can on our property
- o Update our ordinances.

Pam Idema – Quick Road, Lincoln

- o Consumers Plans do not look at solar and glare level. Roads and heavy equipment coming in. Fire Training. Paid Staff to cover costs. Berms
- o Decommissioning Plan

Brad Chase – Gustin Twp

- o Went to consumers event and was more worried after than before.
- o Tax Rate and Electric bill
- o Consumers bills include energy fees and delivery charges.
- o Fire Fighter Training
- o Electromagnetic Frequencies (EMF) effects human and livestock & birds.

- o Noise, Heat and Light
- o Noise will be negligible. Shared audio of existing solar farm (Holly Farms Solar Park)

Chris Angel – From Barton City

- o Agricultural zoned land to industry.

Gary Bower – 5817 Franklin St

- o Understands PC is elected
- o Governor is appointed in appointed commission
- o Consumers is well funded for battle.
- o AI Data Centers will follow solar

Peggy Kenzie – Harrisville and Alcona Twp

- o Website is superb
- o NEMCOG said Gustin's ordinance was met. Gustin found 6 ways consumers didn't follow plan
 - Alcona County residents are forming a 501-3(c))
 - Dr Chris Robel

Nadine Valentine – Hubbard Lake

- o Consider long term consequences of letting solar to be built in our agricultural area
- o Impact on neighboring property owners.
- o Loss of productive farm land.
- o Sets precedent for what's next. Data Center?
- o Zoning ordinance does not have a CREO
- o Master plans should designate solar on industrial and not agricultural

John McMaster – Barlow Road Gustin Township

- o Be very cautious based on Gustin's experience
- o Excellent record of being stopped in the courts.

John troupe – Mikado Township

- o Moratorium on Solar, wind, battery storage and data centers until all ordinances are looked over.

Char Allers – Gustin Township

- o Blown away by how beautiful it is here.
- o Look at the ordinances