

**TOWNSHIP OF FREMONT**  
**COUNTY OF TUSCOLA**  
**MAYVILLE, MICHIGAN 48744**  
**Planning Commission Meeting**

October 8, 2024

**Board Present:** Brandon Blatt, Tyler Ireland, Greg Eggert, Dwight Uhl, Henry Wymore, and RoseAnn Laskowski.

**Board Absent:** Kim Vaughan

**Guest Present:** Amy Prill (recording secretary), Jerry White (Zoning Administrator), Brian Garner (attorney), and Gail Prill.

**Minutes:**

Motion made by D. Uhl, seconded by T. Ireland to approve the July 9, 2024, minutes as presented – motion carried.

**Public Comments:** None

**Brian Garner (Township Attorney):**

Brian gave an update regarding the new law going into effect regarding solar and wind energy. He stated that the townships options are to leave it up to the State, make an ordinance that is compatible with the State's regulations, or make a stricter ordinance. He stated that with a stricter ordinance the applicants would not necessarily have to follow that ordinance, they could just go directly to the State for approval. He also stated that if we made an ordinance that was compatible with the State's regulation that we would then be able to have some control and we would also share in some of the profits received by the State. He also stated that if we were to put a moratorium in place that we would automatically be considered unworkable. G. Eggert mentioned that we should start working on an ordinance and see what MTA comes up with. He stated we will not have an ordinance in place by the time the new law goes into effect but at least we could begin working on an ordinance. D. Uhl stated that he thinks it is in our best interest to have an ordinance. The attorney stated that solar and wind energy is going to happen and so the township should have a part in it. He recommended that we put a workable ordinance in place so that we have a small say in the process. Motion made by G. Eggert, seconded by H. Wymore to have the attorney start working on a workable renewal energy ordinance – motion carried.

Brian also talked about the township's current sign ordinance. He stated that with the regulation changes the township can have an ordinance but it needs to be content neutral. He stated that we could limit the size of the sign and the timeframe for temporary signs but had to be sure that it was the same for all signs across the board. The Planning Commission decided to table this until the next meeting in order to give the attorney time to write up a sample sign ordinance.

Brian also gave the Planning Commission an update on the two citations that have been sent to court. He is hoping that they move quickly so these can be taken care of.

G. Eggert asked the Attorney why we would do an ordinance amendment and have that separate from the actual zoning ordinance. Brian stated that if we rewrite the ordinance every time we wanted to make a change it could become confusing. He suggested that we codify our current ordinance so that the changes are made separately and then in the original ordinance we cross out what is being changed and enter the correction. This would keep a timeline of what and when changes are being made. He stated that this would be easier to follow and we would just have one document to look at as a working ordinance.

**Jerry White (Zoning Administrator):**

Jerry stated that he received a request for a special land use on Friday but was not sure what the process was for these. G. Eggert stated that once a SLU is received that it gets turned over to him to setup the meeting and notifications.

**New Business:**

A. Prill stated that there is a training regarding the new renewable energy law that will be held on October 14, 2024, from 6-8pm at the Vassar Library. If anyone is interested in attending please let her know.

The next regular meeting is scheduled for January 7, 2025, at 7:00 p.m.

Meeting adjourned at 8:32 p.m.

Respectfully submitted by  
Amy L. Prill, Secretary