

**5. Consider Draft Zoning Ordinance Article III. General provisions. Battery Energy Storage Systems**

Ms. Hadden gave an overview. The Township has solar and wind ordinances but currently does not have a battery storage ordinance. The State of Michigan has statutorily allowed all large renewable energy projects to be developed without local approval. Townships can develop stricter or clarifying requirements if they choose. These would be negotiating items if their involvement was sought by the developer.

Discussion ensued over safety equipment, procedures, and locations for zoning districts. It was agreed that some type of ordinance in place is better than having none. There is no battery storage sites near the Township therefore it's difficult to determine what regulations to have. The battery storage will not be a primary use in any district but will be a conditional use.

**Motion to forward Zoning Ordinance Article III. General Provisions. Battery Energy Storage Systems to the Township Board for adoption.**

**Motion made by Major, Seconded by Thurk.**

**Voting Yea: Rembor, TenBrink, Amman, Birkner, Major, Thurk**

**Motion carries 6-0**

**UNFINISHED BUSINESS**

**6. Consider Draft Zoning Ordinance Article III. General provisions. Short-Term Rental**

Mr. Major brought this item to the Planning Commissioners for comment and recommendations as he intends to present it to the Township Board for a possible general ordinance.

The commissioners discussed if short term rental is appropriate and needed in Atlas. Major doesn't want short term rental houses on Lake Shinanguag, the only all sports lake in the Township. He believes lake house prices will rise and people will not be able to afford to live there. Majority of the commissioners believed short-term rentals should be prohibited on waterfront properties. Additional concerns discussed included off site rental vs on site rentals, home compacity, campers and or RVs, approval process and continued permitting.

The majority of the commissioners felt that short-term rentals should be allowed with very specific rules and regulations. Exception: Amman stated her objections to short-term rentals for the following reasons:

1. Short-term rental properties/operations compromise and impact on our community negatively in the following ways:
  - a. Property rights of surrounding neighbors would be compromised.
  - b. Residents' country-living expectations would be negatively impacted.
  - c. Short-term rentals/operations place an additional burden on our local police and the townships budget.
2. Short-term rental properties are a business and belong in the commercial zoning district.