

*Approved by: _____
Larry Grunn, Chairperson

Date: _____

PLANNING COMMISSION REGULAR MEETING AUGUST 23, 2022 - 7:30PM

MEMBERS PRESENT: LARRY GRUNN - CHAIRPERSON
JIM ANDERSON - VICE CHAIRPERSON
CHERYL RANGE - SECRETARY
BOB HANVEY
BRUCE POWELSON

MEMBERS ABSENT: NONE

OTHERS PRESENT: DAVID HAMANN - MARION TWP. ZONING ADMINISTRATOR
ZACK MICHELS - PLANNER W/ CARLISLE WORTMAN
ALISSA STARLING - PLANNER W/ CARLISLE WORTMAN

CALL TO ORDER:

Larry Grunn called the meeting to order at 7:30 pm.

APPROVAL OF AGENDA:

Bruce Powelson made a motion to approve the agenda for the August 23, 2022 Planning Commission meeting as presented. Jim Anderson seconded. **MOTION CARRIED**

APPROVAL OF MINUTES:

Cheryl Range made a motion to approve the minutes from the July 26, 2022 Planning Commission meeting. Jim Anderson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:

Sandy Donovan presented different language option for our Kennel ordinance. Sandy increases the size to 11 acres, along with a few other changes.

UNFINISHED BUSINESS

MASTER PLAN - FINAL UPDATES, PATH TO FINALIZE:

Zach Michels with Carlisle Wortman made all of the changes that we have been talking about at the last several meetings. Zach said that if the Commissioners feel that there have been substantial changes made since the last Public Hearing, then they are entitled to have another Public Hearing.

Cheryl Range stated that there are still some issues on page 64. Cheryl would like bullet number three to read "all renewable energy". Cheryl would also like to add a fourth bullet that reads "Permit Solar Energy facilities in lite industrial."

DRAFT

Zach explained that requiring Solar Farms to obtain a Special Use provides more protection allows for more regulations. Cheryl is concerned about the visual aspect and also the traffic caused by the Solar Farms.

Alissa Starling with Carlisle Wortman explained that one day the State is going to mandate solar farms throughout the State. Therefore it would be better for the Township to permit them and regulate them now before the State steps in and requires them anyways.

Bruce Powelson would like to receive a hard copy of the final revised Master Plan before the next meeting. Zach and Alissa will make the final minor changes and it should be ready to sign during the next meeting.

REVIEW PROPOSED DRAFT FOR SOLAR FARM ORDINANCES:

Zach reviewed the locational requirements for Solar Farms and explained that the Commissioners need to provide some direction on what option they want to go with. Creating the location requirements is the most important part. Does the township want to permit Solar Farms in an Overlay District, Suburban Residential or Rural Residential.

Jim Anderson stated that he would be in favor of an overlay district with a half mile buffer.

Les Andersen provided some input on Solar Farms.

Sandy Donovan suggested having a set distance allowed in between each solar farm.

Jim suggested creating an overlay district located in the area, west of Cedar Lake Road.

Bob Hanvey stated on page 2 under numbers 8, 12, 4 and 2, we should remove the word "scale".

Bruce Powelson stated on page 1 under number 2, the units should be changed to "BIPV's".

Bob Hanvey stated: page 3 under section 12.01 we should add the word "District".

page 5 under section D, #1 we should add the word "least" after the word "at".

page 10 under section N, #5 we should add some flexibility to that one.

Zach asked if we should add a minimum space requirement between solar facilities. Bob Hanvey replied "Yes." Zach said that he would have a finalized version for the next meeting.

REVIEW PROPOSED DRAFT FOR KENNELS:

Jim Anderson stated that on page 1 - 17.19 #B where it reads "11 dogs" it should read "4 dogs". Jim Anderson suggested that we try and merge Sandy Donovan's Kennel language with the Kennel language that Zach put together. Sandy is going to send Jim her language in a word document so Jim can try and combine the two language options.

SPECIAL ORDERS:

Dave Hamann mentioned the ZBA case regarding Farm Stands and Farm Markets. Dave explained to Zach that the Township Attorney told us that we needed to remove our SUP from Farm Markets. However, our other Attorney told us the opposite. In this situation who should we listen to? Zach explained that both Attorneys are partially correct in their advice. Commissioners have to decide which advice they are going to follow and see how it plays out.

ANNOUNCEMENTS

None.

CALL TO PUBLIC:

None.

ADJOURNMENT:

Larry Grunn motioned to adjourn the meeting at 9:45pm. Jim Anderson seconded. **MOTION CARRIED.**