

Alaiedon Township Planning Commission Meeting Minutes

Regularly Quarterly Meeting

September 18, 2017

The Alaiedon Township Planning Commission met on Monday, September 18, 2017 at the Alaiedon Township Hall to conduct its regular quarterly meeting.

The meeting was called to order by Vice Chairman Roger Cook at 7:30 pm.

Roll call was taken. Roger Cook, Beth Smith, Matt Oesterle, Barb Kranz, Bill Schneider and Kim Hafley were present. Laurie Koelling was absent.

Beth Smith made a motion to approve the agenda. Matt Oesterle seconded the motion. Motion approved.

Bill Schneider made a motion to approve the minutes from the August 7, 2017 meeting. Beth Smith seconded the motion with two grammatical corrections (Add "the" before "agenda" in paragraph 4, line 1 and change "to car" to "of car" in paragraph 8 line 3). Motion approved.

Beth Smith reported on the PC's recommendation to the Board regarding the special use permit considered at the August 7, 2017 meeting.

New Business:

The Planning Commission reviewed and discussed the solar farm information provided in the meeting packet. After considerable discussion, Vice Chair Cook made a motion to recommend to the Board of Trustees that Alaiedon Township place a moratorium on solar farms for a minimum 9 months. Bill Schneider seconded. Motion approved.

The Planning Commission developed a list of comments and questions to address as it further investigates solar farms and if an ordinance is needed.

- Section 10.27 A. – suggest changing "promote" in lines 1 and 6 to "support."
- Need further understanding of glare as it relates to solar farms. Additionally if the Planning Commission recommends an ordinance, the new solar farm ordinance has glare language that should supersede the language in Section 9.6 of the existing ordinance.
- Need additional information on the purpose of fencing around solar farms as well as the pros and cons of different fence types. If solar farm ordinance is proposed, the Planning Commission needs to make sure there is consistency between new ordinance and current ordinance (Section 8.8).
- Need additional information to thoroughly understand greenbelt landscaping. Planning Commission needs to give additional consideration to types of plantings for landscaping including the use of invasive versus non-invasive species.
- Determine and understand safety issues of solar farms.
- Develop clear definitions to delineate the difference (including scale) between residential solar, farm business solar, and commercial solar.

- Investigate whether solar farms should be allowed in industrial areas as well as areas zoned A-1. For example what about Dart's parking lot?
- Consider replacing Planning Commission with Board of Trustees in Section 10.27.B.10 and 12 of the proposed solar farm ordinance.
- Need clarification in in Section 10.27.B.12 on what "system" includes.
- Review map of where three-phase power is available in the township.
- Review Section 10.27.B.5 regarding maximum land coverage.
- Define how much solar is ok? Determine the total percentage of the township that could potentially be a solar farm.
- Identify and review economic studies on the impact of solar farms on nearby property values.

Matt Oesterle made a motion to adjourn the meeting. Barb Kranz seconded. Meeting adjourned at 8:45 pm

Respectfully submitted by Kim Hafley, Secretary