

PLANNING COMMISSION MINUTES

Jan. 4th 2021 7:06PM

CALL TO ORDER: The Pledge of Allegiance was recited at the organizational meeting. Meeting was called to order by Dean Roney at 7:06PM. Members present were: Sandy Anderson, Bill Bailey, Pete Dion, Jeff Meeder, Adam Reese, Dean Roney and Frank Sabol. We have a quorum. Also present is Clay Brocius & Chuck McConnell, Township Supervisors & Tiffany Kramer, Township Zoning Officer.

APPROVAL OF MINUTES: Jeff Meeder made a motion to approve the minutes of the Dec. 7, 2020 meeting. Pete Dion seconded the motion. All voting in favor with Adam abstaining. Motion carried.

ZONING REPORT: Zoning permit report from 11/1/20 – 1/4/21 showed 4 permits issued.

OLD BUSINESS: Outcomes of the 2 conditional use hearings was discussed. Cox was permitted, Rastatter was denied.

CORRESPONDENCE: None

NEW BUSINESS: Review new Solar Farm development on Co Index #24-005-034-000-100. Zoom presentation by David Weightman from Cypress Creek Renewables LLC. & Steve Loss from TRC Companies

Highlights: Biggest solar company in the US.; will be a 20 megawatt development, quiet equipment; should be 9 month construction period with about 200 workers; possible construction start date late 2021; possible start-up/turn-on date of late 2022; hiring 3 full time jobs after start up; expect a 35-40 year life of equipment installed; Cypress Creek likes to partner with the communities they are in; leasing the land from Troyer; will be part of the PJM transmission grid; project site is surrounded by existing trees; panels follow the sun's path; tree buffer should address any possible reflection issues from equipment; power is captured from snow reflection too; will hold an informational meeting with local residents if requested. Next step is having Township Engineer, Ashley Porter to review stormwater, wetlands reports and maps presented as soon as possible.

After presentation & zoom meeting ended further discussion brought up questions: concerns about air traffic flight path; concerns about equipment removal if company ceases to be in use, may need a guarantee from Cypress Creek; Washington Township has an existing solar development, Tiffany presented their ordinance.

Dean explained tax increase on land once project is completed. We will need a copy of the lease between Troyer & Cypress Creek. Will be a low impact development for that site.

OTHER: None

ANY BUSINESS FROM THE FLOOR NOT DISCUSSED:

Per Clay & Chuck; 2 planners were reappointed for another term – Frank Sabol & Dean Roney, Frey subdivision plans were signed & approved by Supervisors, No tax hike for 2021.

ADJOURNMENT:

Motion by Bill Bailey and seconded by Jeff Meeder to adjourn at 8:32 pm.
All voting in favor. Motion carried.

Respectfully submitted,

Sandra Anderson