

PLANNING COMMISSION MINUTES

July 12th 2021 7:00PM

CALL TO ORDER: The Pledge of Allegiance was recited, and meeting was called to order by Dean Roney at approximately 7:00 PM. Members present were: Bill Bailey, Pete Dion, Adam Reese, Frank Sabol, Jeff Meeder and Dean Roney. We have a quorum. Also in attendance was Tiffany Kramer, Girard Township Zoning Administrator and Clay Brocious.

APPROVAL OF MINUTES:

Pete Dion made a motion to approve the minutes of the June 7th, 2021 meeting. Adam Reese seconded the motion. All voting in favor with the exception of Jim Meeder abstaining. Motion carried.

OLD BUSINESS:

There was discussion of the most recent revision of plans for the proposed “solar power station” facility submitted by Cypress Creek Renewables. The board expressed concerns that the most recent submission from the company does not include a comprehensive narrative and one was never received – only a storm water narrative pre and post construction, and the boards previous concerns remain unaddressed, with the current submission superseding the previous submission. Concerns remain: A safety plan (including facility security), transformer noise, and plans for decommissioning/infrastructure removal should the project fail, become obsolete or reach the end of its productive life.

The currently submitted plans do seem to show a change in location of the transformers, but lacking a narrative, the board would like more information on this detail.

A motion was made by Adam Reese seconded by Pete Dion requesting a narrative for the currently submitted plans from Cypress Creek Renewables addressing:

1. facility safety: including all aspects (cameras or other technology assuring safety), any company personnel responsible for safety, arrangements or potential arrangements with local, fire, EMS, and police agencies, training and access for those agencies and more detail on physical structures and fences for facility security.
2. Plans to mitigate transformer noise,
3. Plans and financial arrangements for eventual decommissioning.
4. Information about future plans for community involvement mentioned by company representatives during the zoom meeting regarding the first set of plans with the board in January of 2021.
5. Other information as the company may like to provide as to answer future questions about the current plans submitted.

All voted in favor.

Discussion on concerns about Spirit Controlled RC Racing & Hobbies Outdoor use and noise complaints at this time do not appear to not violate any township ordinance and are being worked out between the neighboring properties.

Discussion on concerns by neighbors in the Lakelands area regarding property use by Robin Yaple. Property owners in that area were in attendance at a supervisor’s meeting and concerns

were heard. At this time some property owners may wish to have a property survey, but at this time township ordinances do not appear to be violated.

ZONING REPORT: 11 permits on report presented.

NEW BUSINESS: Katherine Walter potential subdivision of property on Ivarea Rd county index #240221030300401 was on the agenda, but no map had been received by the township and nor was representative of Katherine Walter in attendance to present the proposed subdivision. The board moved on from the item.

CORRESPONDENCE: None

ANY BUSINESS FROM THE FLOOR NOT DISCUSSED:

Clay Brocius discussed the hopes for the expansion of broadband internet service to unserved areas of the township.

ADJOURNMENT: Motion by Jeff Meeder and seconded by Frank Sabol to adjourn at 8:00 pm. All voting in favor. Motion carried. Meeting Adjourned.

Respectfully submitted: *Adam Reese*