

Alaiedon Township Planning Commission
Meeting Workshop
Monday, January 6, 2020

The Alaiedon Township Planning Commission met Monday, January 6, 2020 at the Alaiedon Township Hall to hold a workshop meeting on Solar Energy Systems and Event Barns.

Chairwoman Laurie Koelling called the meeting to order at 7:04 p.m.

Roll call was taken. Present were Laurie Koelling, Roger Cook, Bill Schneider, Barb Kranz, Beth Smith, Matt Oesterle and Kim Hafley. Also present was Mark Eidelson of Landplan Inc.

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

Beth Smith made a motion to approve the minutes with correction of typographical errors. Matt Oesterle seconded. Motion carried.

Planning Commission members reviewed the Zoning Ordinance Draft Amendments for Commercial Solar Energy Systems (CSES). After detailed discussion on each section of the draft amendments, the Planning Commission asked Mr. Eidelson to make small substantive and stylistic revisions to the amendments.

Mr. Eidelson stated he will make revisions to the Zoning Ordinance Draft Amendments as instructed and will send a revised version back to the Planning Commission for review. Planning Commission members agreed to meet Monday, February 3, 2020 at 7 pm to review the Zoning Amendments for CSES a final time prior to scheduling a public hearing.

The Planning Commission will also discuss the initial draft amendments prepared by Mr. Eidleson addressing "event barns" in the Agricultural District at this meeting.

Roger Cook made a motion to adjourn. Matt Oesterle seconded. Motion carried. Meeting adjourned at 8:40 pm.

Minutes submitted by Kim Hafley, Secretary

Changes for Mark Eidelson

- Page 5 Item 3 - DELETE
- Page 3 Item 10 - change “more distant surrounding area” to “areas more distant from the site.”
- Page 4 Item C1 - Add reference to FAA
- Page 1 Section 2 – Update line 2 on chart to have an “S” under GO and OW
- Page 5 Item 7 – no lighting shall be made part of the CSES except for light approved by approving body. All lighting must be shielded. Change Lights at 8’ unless applicant demonstrated need for higher height.
- Page 5 Item 6 – replace solar farm with CSES
- Page 5 Item 8. Leave evergreen and spacing requirements. Note that the approving body will consider alternatives plant species and appropriate spacing in 8.b. Add language about native plants, screening need not be formal screen and clustering of trees in a more natural setting is encouraged.
- Page 6 Item 9 – change “system timely” to “timely removal.”