

Hope Planning Commission

Regular Meeting

Unapproved Minutes

April 3, 2019

Meeting was called to order with the pledge of allegiance at 7pm

Members Present Marge Kobisa, Wendy Faber, Nicole Kelly, Diane Vaughan

Bob Davis Absent

Rodney Nanney, Andy Kobisa and Darren Griffith with Cypress Creek Renewables also attended

Minutes were read from October 3, 2018 meeting. Marge made a motion to accept the minutes and Wendy seconded the motion. Motion approved yeas 4, nays 0.

Previous business-Marihuana Establishments Ordinance passed by the township board was adopted and effective January 8, 2019. All marihuana recreational establishments are prohibited.

Review Solar ordinance for both commercial and residential. Rodney handed out copies of proposed solar energy amendments which would be added to current ordinance.

New business: There are three kinds of solar energy devices. Residential – attached or free standing. The third is commercial-large free standing.

Page 3 of proposed amendments – Section 7, section 4.22 is new with review procedures and requirements. Page 5, C has general standards for all solar energy facilities and devices. Residential property owners would be required to submit a site plan, an application and obtain a permit. Glare impact evaluation would need to be supplied. Hope Township would reserve right to require ongoing operation.

Additional standards for commercial solar operation is in E. Would be limited to minimum 30 acres of lot area and secured within a 6 ft. high perimeter fence. Operation will have a landscaped buffer with a minimum width of 100 ft. from road right of way and adjacent lot. Rodney will adjust wording to clarify landscaping requirements to reflect a few rows of trees. Performance guarantee deposit will be required, and also requirement for abandonment and or future removal of structures.

Darren from Cypress Creek Renewables informed the board of advantages to the township for a Commercial solar development. Tax revenue, fire department training and upgrades to local electrical sub-station with leveling out of power bills are some advantages to township residents. Also newer panels are anti-glare. They are required to submit approvals from about 30 agencies before construction begins.

Public Hearing is to be held May 1st to add Solar Energy amendments to ordinance with township board approval. Meeting adjourned 9pm