

Planning Commission
Meeting Minutes
May 1, 2019

1. Call to Order

Lori Williams called the meeting to order at 5:33 pm.

Present: Lori Williams, Don Smucker, Kris Thwaites, Chuck Miel, and Vester Davis.

2. Agenda Approval

Motion by Miel to approve agenda, second Thwaites; approved 5-0.

3. Minutes Approval

Miel moved to approve minutes of October 17, 2018 meeting, second Thwaites; approved 5-0.

4. Public Comments

None

5. New Business

A discussion was held regarding the number of members needed for our planning commission. The consensus was that the nine members currently in our by-laws is not realistic and we need to consider a smaller number. Davis is to investigate and come back to commission with a recommendation.

a. Officers elections:

Chairperson-Williams nominated Miel; Thwaites moved to close nominations and cast a unanimous ballot for Miel; approved 5-0.

Secretary-Thwaites nominated Smucker, Miel moved to close nominations and cast a unanimous ballot for Smucker; approved 5-0.

Vice Chair- Miel nominated Thwaites, Williams moved to close nominations and cast a unanimous ballot for Thwaites; approved 5-0.

b. Application and site plan for Special Use permit for a solar farm:

Davis explained his finding of facts, his zoning administrator's comments, and laid out general standards in our ordinance regarding the application for a solar farm located at 665 N State Street on parcel PIN#053-555-003-30 owned by Keith and Janice Phelps and applied for by W Stanton Road Solar 2, LLC.

Justin Vandenbroeck, Vice President of Development of Renergetica was present and explained details and answered questions regarding the site plan, and stated plans to hold a community information meeting regarding the project just ahead of a hearing that would be set by the Planning Commission.

The commission determined that the application did meet the standards spelled out in our zoning ordinance for a special land use permit on the parcel which is currently zoned R-1 (Residential).

Williams moved to accept the application as complete and to schedule a public hearing at 5:30 p.m. Wednesday June 19, 2019 at City Hall for public comments on the proposal, Miel second; approved 5-0.

- c. Davis discussed the Planning Commission Annual Report which is due in July. He will include in the report permits issued, commission actions and the rewrite of zoning ordinance.
- d. Davis discussed Planning Commission goals and objectives for 2019. He encouraged commissioners to review Master Plan and select several goals and objectives spelled out in the Plan as possible priorities for action in 2019.

6. Commissioner Comments

Williams discussed the situation of nonconforming garages on several parcels. Davis will investigate and bring more information to the Planning Commission for their consideration.

7. Adjournment

Thwaites moved to adjourn, Miel second; approved 5-0. Meeting adjourned at 6:30 pm.

Respectfully submitted,

Don Smucker, Secretary