

**BUTLER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
JANUARY 26, 2023**

CALL TO ORDER: Meeting called to order at 7:00pm by Chairperson Doug Bracy.

PLEDGE OF ALLEGIANCE:

PLANNING COMMISSION MEMBERS PRESENT: Chris Parker, Jay Cole, Michelle Reed, Tom Waltke, Eileen VanVleet, and Chairperson Doug Bracy

PLANNING COMMISSION MEMBERS ABSENT: Janis Olney

OTHERS PRESENT: Zoning Administrator Matt Ashenfelter, Township Supervisor Gary Smith, Gary and Linda Hammontree, Velma Cole, Bill Reed, Kyle Reed, Jeff Haines from DTE

APPROVAL OF PREVIOUS MINUTES: Motion to approve the minutes from the September 12, 2022 meeting. C. Parker/J. Cole. All I favor, motion passes.

Please note, there was no Planning meeting in December of 2022

NEW BUSINESS:

REVIEW APPLICATIONS FROM ZONING ADMINISTRATOR:

Zoning permits issued in November, 2022: Andrew Gallinis, 24x24 open deck on front of dwelling, \$25.00.

David Graber, 20x120 lean-to on existing barn, \$50.00. John DeLagrange, 44x120 stick built barn on foundation/dirt floor. (\$300.00, Failure -to-apply penalty fee added), \$350.00. Julie Shank, 14 roof mounted solar panels-Climax Solar, \$50.00. Marcus Graber, 40x60 addition to existing building-stick built on foundation (\$300.00 failure-to-apply penalty fee added), \$350.00. Joseph DeLagrange, 28x40 barn on concrete slab (\$300.00 failure-to-apply penalty fee added) \$350.00. Ground mount solar array, 95 ft long-66 panels total (\$300.00 failure-to-apply penalty fee added). \$350.00. Jonas Miller, 48x132 stick built barn on foundation w/20x20 attached milk house (\$300.00 failure-to-apply penalty fee added). \$350.00.

No zoning permits issued in December of 2022.

Zoning permits issued in January 2023: Michael Bracy, Commercial double sided metal sign-Refuge Coffee. (ZBA approved, December 1, 2022), \$325.00

DISCUSS SOLAR PANEL ORDINANCE AND CONCERNS.

The purpose of this meeting was a work shop to discuss potential Ag. solar farms, and the need to get ordinance language for zoning on solar farms in place.

Zoning Administrator Matt Ashenfelter passed out notebooks to the Planning Committee members with information on Planning and zoning for solar energy, and information on Ovid Township's Solar ordinance language, and Algansee Township Solar Energy Ordinance.

OLD BUSINESS

DISCUSS ANY ORDINANCE CONCERNS:

PUBLIC COMMENTS: There was a lot of discussion, on what kind of requirements, decommission bond to take care of cost to remove or repair panels, set up bond language to cover every 3-4 years, impact on farm land, was informed that there are no chemicals in solar panels, so does not leach into land, noise factor, setbacks, cost factor, size of solar panels, screening around the site of solar panels, potential vandalism, pay per parcel, solar farms are allowed on PA116 properties.

Motion to proceed with Ag. Solar farm language. T. Waltke/C. Parker. All in favor, motion passes
Motion by Michelle Reed to have meeting in Feb. M. Reed/ E. VanVleet. All in favor, motion passes

Please look over Ovid's ordinance language and bring concerns, comments, suggestions for ordinance language to the meeting in Feb.

NEXT MEETING: THURSDAY, FEBRUARY 9, 2023, @ 7:00PM:

ADJOURNMENT: Motion to adjourn, J. Cole/D. Bracy. All in favor. Meeting adjourned @ 8:00pm

Respectfully Submitted:



Eileen R. VanVleet