

_____ o'clock p.m. Chairperson _____ calls the special meeting of the Planning Commission to order.

1. **ROLL CALL**

PRESENT: Buechler , Hilton , Koob , Mills , Muir , Oprita , Wurmlinger

ABSENT: Buechler , Hilton , Koob , Mills , Muir , Oprita , Wurmlinger

ALSO PRESENT:

2. **APPROVAL OF AGENDA: November 8, 2023**

Motion by _____, supported by _____, to approve the agenda as printed and posted or with additions/deletions/changes. Voice Vote, /

3. **PUBLIC HEARING**

Item 3-1: SPECIAL LAND USE FOR A PROPOSED LARGE PRINCIPAL-USE SOLAR ENERGY SYSTEM

APPLICANT: Portside Solar, LLC

REQUEST: Large Principal-Use Solar Energy System, per Ord. No. 226

PARCEL#: 74-20-006-1002-010, 74-20-006-2001-100, 74-20-006-2001-000, 74-20-008-1003-000, 74-20-006-4001-400, 74-20-006-4005-000, 74-20-006-4004-000,74-20-006-3012-000, 74-20-007-1001-000,74-20-007-1004-000,74-20-007-1003-000, 74-20-008-1002-000,74-20-008-1006-500,74-20-008-2013-000, 74-20-005-4003-000, 74-20-017-2001-001, 74-20-008-3001-000

PROPERTY OWNER/APPLICANT PRESENTATION: *Citizens will be given an opportunity to speak during the Public Comment segment following the applicant's presentation.*

MOTION BY _____, SUPPORTED BY _____, TO OPEN THE PUBLIC HEARING FOR ITEM 3-1 AT _____ P.M. VOICE VOTE, / . MOTION CARRIED. PUBLIC HEARING OPENED.

PUBLIC HEARING CITIZEN COMMENT:

To ensure that the comments are recorded as accurately as possible, please follow the format below:

- Complete a Citizen Comment Card and give to the Chairperson.
- Address the Planning Commission Chair only.
- When called, please stand at the podium; speak your name and address clearly for the record.
- Each person will be permitted to speak one time for three (3) minutes. Yielding time is not permitted.
- Each person has one opportunity to speak.
- The minutes will be transcribed from the recording. Please be respectful of the person speaking. Comments made inaudible on the recording by background sounds such as whispering, clapping, or interrupting cannot be made part of the official minutes.

Contacts/Communications/Correspondence:

MOTION BY _____, SUPPORTED BY _____, TO CLOSE THE PUBLIC HEARING FOR ITEM 3-1 AT _____ P.M. VOICE VOTE, / . MOTION CARRIED. PUBLIC HEARING CLOSED.

BOARD DISCUSSION: *There is no further Public Comment; Board member only deliberations begin at this time.*

Motion by _____, supported by _____, to (postpone until _____/deny/approve/approve with conditions) the Special Land Use request for a proposed Large Principal-Use Solar Energy System from Portside Solar, LLC at 74-20-006-1002-010, 74-20-006-2001-100, 74-20-006-2001-000, 74-20-008-1003-000, 74-20-006-4001-400, 74-20-006-4005-000, 74-20-006-4004-000,74-20-006-3012-000, 74-20-007-1001-000,74-20-007-1004-000,74-20-007-1003-000, 74-20-008-1002-000,74-20-008-1006-500,74-20-008-2013-000, 74-20-005-4003-000, 74-20-017-2001-001, 74-20-008-3001-000, and based on the following reasons and conditions, if applicable:

Reasons for decision:

Conditions, if applicable:

Roll Call Vote _____/_____

****Action need only be taken on Item 4 if the special approval use is approved or approved with conditions. If no action on 4 is required, meeting will be adjourned.***

4. NEW BUSINESS: Action required only if item 3-1 is approved.

CITIZEN COMMENT:

To ensure that the comments are recorded as accurately as possible, please follow the format below:

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- Address the Planning Commission Chair only.
- When called, please stand at the podium; speak your name and address clearly for the record.
- Each person will be permitted to speak one time for three (3) minutes. Yielding time is not permitted.
- Each person has one opportunity to speak.
- The minutes will be transcribed from the recording. Please be respectful of the person speaking. Comments made inaudible on the recording by background sounds such as whispering, clapping, or interrupting cannot be made part of the official minutes.

Item 4-1: SITE PLAN APPROVAL FOR PROPOSED LARGE PRINCIPAL-USE SOLAR ENERGY SYSTEM

APPLICANT: Portside Solar, LLC

REQUEST: Large Principal-Use Solar Energy System, per Ord. No. 226

PARCEL#: 74-20-006-1002-010, 74-20-006-2001-100, 74-20-006-2001-000, 74-20-008-1003-000, 74-20-006-4001-400, 74-20-006-4005-000, 74-20-006-4004-000,74-20-006-3012-000, 74-20-007-1001-000,74-20-007-1004-000,74-20-007-1003-000, 74-20-008-1002-000,74-20-008-1006-500,74-20-008-2013-000, 74-20-005-4003-000, 74-20-017-2001-001, 74-20-008-3001-000

APPLICANT PRESENTATION:

BOARD DISCUSSION: *There is no further Public Comment; Board member only deliberations begin at this time.*

Motion by _____, supported by _____, to (postpone until _____/deny/approve/approve with conditions) the Site Plan for a proposed Large Principal-Use Solar Energy System from Portside Solar, LLC, at 74-20-006-1002-010, 74-20-006-2001-100, 74-20-006-2001-000, 74-20-008-1003-000, 74-20-006-4001-400, 74-20-006-4005-000, 74-20-006-4004-000,74-20-006-3012-000, 74-20-007-1001-000,74-20-007-1004-000,74-20-007-1003-000, 74-20-008-1002-000,74-20-008-1006-500,74-20-008-2013-000, 74-20-005-4003-000, 74-20-017-2001-001, 74-20-008-3001-000, based on the following reasons and conditions, if applicable:

Reasons for decision:

Conditions, if applicable:

Voice Vote _____/_____

5. ADJOURNMENT

Motion by _____, supported by _____, to adjourn. Vote, _____. Time, _____ PM