

7:38 o'clock p.m. Chairperson Buechler calls the meeting of the Planning Commission to order and opens any Public Hearings on the agenda, then continues with the regular agenda.

1. ROLL CALL

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

ABSENT: None

ALSO PRESENT: Courtney Landreville, Recording Secretary
 Jorja Baldwin, Planning Consultant
 Allen Francis, Fletcher Fealko Shoudy & Francis Law
 Anna Burns, Esquire Digital Reporter
 Toby Valentino, Ranger Power Development Manager
 Charlie Mamlin, Ranger Power Associate Development Manager
 Hope Winkler, Ranger Power Assistant Development Manager
 Michael Vogt, Attorney - Dickinson Wright
 Ernest Schenk, Atwell Consulting
 Bourke Thomas, Atwell Consulting
Also see attached sign in sheet

2. APPROVAL OF AGENDA: October 10, 2023

Motion by Buechler, supported by Muir, to approve the agenda with deletions of items 4 and 5. Voice Vote, 7/0.

3. APPROVAL OF MINUTES: September 12, 2023

Motion by Wurmlinger, supported by Koob, to approve the minutes as presented. Voice Vote, 7/0.

4. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Clerk Robert Buechler (Deleted)

5. REPORT FROM ZBA REPRESENTATIVE: Nathan Oprita (Deleted)

6. PUBLIC COMMENT

- Liz Masters, Minutes, Closing meeting
- Vance Richardson, Website
- Shane Richardson, Issues around parking for public hearing, meetings
- Dave Rushing, Hearing issues
- Cindy Wile, Meetings
- Austin Richardson, Meetings, Notices, Thank commission
- Linda, Meeting postponement
- Dianne Hulett
- Sandra Richardson, opposed, meeting sound, location, closing meeting
- Ed Waddel
- Elaine Robb, Continuing meeting
- Jim Thelander, Solar
- Mike Wilton, Notifications, tabling meeting
- Chris Barto, Dates of meetings
- Travis Richardson, New Meeting
- Donna Morello, Mailing
- Margaret Allen, Elected officials
- Ashley Richardson, Notices
- John Heering, Representing residents
- Michael Martin, Representing residents
- Joseph Novosel, Closing meeting
- Doug Owen, Turnout

7. PUBLIC HEARINGS: Withdrawn

Item 7-1: 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

APPLICANT REQUEST: Michael Vogt, Portside Solar representative requested to withdraw the request from the agenda in order to hold at a later date in a larger facility.

Contacts/Communications/Correspondence: Attached; summary below

- Email received 10/02/2023 K.S.-FG, Opposed
- Email received 10/03/2023 J. Wilson-FG, Opposed
- Email received 10/04/2023 S. Beebe-FG, Opposed
- Email received 10/05/2023 V. Coury-FG, Support
- Email received 10/05/2023 C. Borko-FG, Opposed
- Email received 10/06/2023 D. West-FG/300', Opposed
- Email received 10/08/2023 K. Cislak-FG, Opposed
- Email received 10/08/2023 S. Wachtel-FG, Opposed
- Email received 10/09/2023 C. Stuewer-FG/300', Opposed
- Email received 10/10/2023 T. Defrain-FG/300', Opposed
- Email received 10/10/2023 A. Defrain-FG/300', Opposed
- Email received 10/10/2023 A. Baer-FG, Opposed
- Email received 10/10/2023 L. Butler-FG, Opposed
- Email received 10/10/2023 J. Thelander-FG, Support
- Petition Submitted 10/10/2023, 29 pages, attached

Motion by Buechler, supported by Mills, to adjourn the public hearing as requested by the applicant at 8:33 P.M.

Voice Vote, 7/0. Motion Carried. Public Hearing Adjourned.

8. UNFINISHED BUSINESS: None

9. NEW BUSINESS: No action taken

Item 9-1: SITE PLAN APPROVAL 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

10. COMMISSIONER UPDATES: None

11. ADJOURNMENT

Motion by Buechler, supported by Hilton, to adjourn. Vote, 7/0 Time, 8:36 PM