

White Oak Township Planning Commission

Meeting Minutes

September 11, 2024

The meeting was called to order at 7:00 p.m. with the reciting of the Pledge of Allegiance. In attendance were Planning Commission members Aaron Graff, Dorwin Marshall, Missy Noll, Judy McManaman (filling in for Meg Redfern), and Ashley Andersen. Board members in attendance include Leela Vernon and Katrina Griffith- Zoning Administrator. Also in attendance was township resident Corey Post. Wheatfield township resident Jerry Derriz was in attendance. Ethan Walters from McKenna Associates and Laura from Foster Swift Collins & Smith also were in attendance.

Introduction of the Board: Introductions were made of the Board.

Approval of Minutes: Aaron made a motion to accept the minutes: Judy seconded. Motion approved.

Review of Zoning Ordinance to Regulate Wind Energy and Solar Systems: Laura from Foster Swift was on hand to discuss the wind and solar ordinances that were drafted at her office. She explained why “trigger” definition and discussed how PA 233 worded the way it was. A CREO (Compatible Renewable Energy Ordinance) was created, and it is industry friendly. CREO’s typically include restrictions on height, setbacks, and noise levels. Without a CREO, energy companies could put up wind turbines and solar panels bypassing the Planning Commission in the township. The Planning Commission members and public asked many questions regarding noise level and height restrictions. The original ordinance includes the solar and wind utilities must be in the township zoned for business. Also discussed the table on the first page of the proposed amended ordinance.

Public Comments on Wind and Solar Ordinances:

No public comments.

Review the Zoning Ordinance to Regulate Utility-Scale Battery Energy Storage Systems:

Battery storage systems are free standing and require a lot of land to set up. 300-500 acres are typically needed for these kinds of facilities. Discussed designating an area where battery energy storage systems could potentially be zoned. Decided public input is needed to finalize a location where these systems could potentially be installed.

A motion was made to hold a public hearing to discuss the location of the battery energy storage systems.

A voice vote was taken, and the results are as follows:

Aaron – yes

Dorwin – yes

Missy – yes

Judy – yes

Ashley – yes

Motion approved.

Motion approved. A public hearing will be held October 2, 2024, at 7:00 p.m. to discuss potential zoning locations for battery storage systems.

Next Meeting:

The next meeting will be the public hearing on Wednesday, October 2, 2024, at 7:00 p.m.

Adjournment:

Aaron made a motion to adjourn: Judy seconded. Meeting closed at 7:50 p.m.

Respectfully submitted,

Ashley Andersen

Planning commission