

**White Oak Township Planning Commission
Meeting Minutes
April 25, 2022**

The meeting was called to order at 7:00 p.m. with the reciting of the Pledge of Allegiance. In attendance were John Kemler, David Mullins, Aaron Graf, Missy Noll, Tom Brimhall, Megan Willis-Redfern and Darwin.

Leslie Abdo from Foster, Swift and Chris Khorey from McKenna were also in attendance.

Also in attendance were citizens, Bob and Judy McManaman, Ralph Tucker, Daniel Orr, Susan Phelps, Steve and Sally Bauder.

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

Approval of Agenda: A motion was made by John Kemler that the Agenda be approved; seconded by Aaron Graf. Motion approved unanimously.

Approval of Minutes: A motion was made by Dave Mullins that the minutes from the February 21, 2022, meeting be approved; Megan Willis-Redfern seconded. Motion approved unanimously.

Public Comments (on Master Plan): Chris started the public comments explaining that the Master Plan is the vision of the future of zoning. Discussion occurred regarding the Master Plan. As to rezoning requests, they must apply for rezoning to the Planning Commission.

Judy McManaman asked about manufactured housing development on page 37 regarding it is allowed within a residential overlay. Chris indicated that it would come to the Planning Commission first and it states that it cannot cause impact to the environment.

Susan Phelps expressed her concern about a wind turbine transformer substation at M-52 and M-36 and there is nothing to ban that.

Aaron and Chris made additional comments.

Public Comments regarding Master Plan was closed.

Resolution Approving Amendments to Township Master Plan: Aaron Graf made a motion to adopt the Resolution approving Amendments to Township Master Plan; Dave Mullins seconded. Individual vote was taken. Votes were: John Kelmer-Yay; Megan Willis-Redfern=Yay; David Mullins-Yay; Missy Noll-Yay; Aaron Graf-Yay. No nays.

Judy commented on the proposed Solar Ordinance and has concerns on page 6 regarding the setbacks indicating it should be 200 instead of 50. This was discussed and it was agreed that 50 would be from the right-of-way and will stay.

Page 7 landscaping will go to 200.

Inverts should be in center of solar project – this will be added. Also, mandatory double rows of 8-foot trees around the inverters.

Will change the tree height to 8 feet on perimeter.

PA116 – If a farm is in this program, they would have to relinquish their entitlement if making into solar farm.

Small scale = 20% or 20 acres whichever is less

Large scale (solar farms) = 50% or 20 acres whichever is less.

Battery banks require secondary containment and 1000-foot setback for non-participating properties and 100–200-foot setback for participating properties.

Drain maintenance – Chris will add language regarding drain easement setbacks, drainage ditches – that the property owner must approve.

Add 50-foot setback for wetland on participating lot.

Judy is opposed to the huge footprint of farmland and reduction of home value as it pertains to the large scale – would much rather see small scale.

Other Planning Commission Business:

No other business.

Next Meeting:

The next Planning Commission meeting is scheduled for Monday, May 23, 2022, at 7:00 p.m. which will be the Public Hearing of the Solar Ordinance.

Adjournment:

Aaron Graf made a motion to adjourn; John Kelmer seconded. Motion passed. Meeting closed at 7:55 p.m.

Respectfully submitted,
Missy Noll
Planning Commission Chair