

**MINUTES**  
**PRAIRIE RONDE TOWNSHIP PLANNING COMMISSION**  
**September 21, 2021**

The session of the Planning Commission was called to order by Chair Lynn C. McDaniel at 7 p.m. Members present: John M. Chapin, Dennis L. Hice, Bonita L. Landis and Frederick J. Taylor. Also present: Township Supervisor Michael Tomlinson, resident Leonard Griffin, and representatives of Harvest Solar - Ken Zebarah Jr., Director of Commercial Sales, and Jake Shuster, Solar Sales Consultant.

It was moved by Commissioner Taylor with support from Commissioner Chapin to approve the proposed Agenda. Motion carried.

It was moved by Commissioner Hice with support from Commissioner Chapin to approve the proposed minutes of the Planning Commission meeting on August 24, 2021. Motion carried.

Public Comments on Non-Agenda Items: None.

Unfinished Business: Zoning Solar Arrays-Review notes and draft from Attorney Craig Rolfe.

Commissioners reviewed the draft text of proposed amendments of Prairie Ronde Township's Zoning Ordinance pertaining to solar electricity generating land uses together with notes from Attorney Rolfe regarding the revised tentative text from the Planning Commission discussion at its August 24<sup>th</sup> meeting.

Section 2.2 (Definitions) under Commercial Solar Energy System ... not exceeding a total area of \_\_\_\_\_ square feet. Planning Commissioners wondered whether this requires a special exception and after discussion decided to remain as written. Commercial Solar Systems will require a special exception.

Item 4 19 c It was decided to use the term "accessory".

Item 4 19 d a, b, c It was decided to use language requiring systems meet "State and Federal Fire Safety Code" to stay current with any changes. This language will be updated in all solar system levels.

Item 4 19 f 2 It was decided to use language that meets state and Federal and State Code for battery storage to stay current with any changes. This should be updated in all solar system levels.

Item 4 19 f 4 Remove the words, "by security fencing or by locating the interconnection in a secure building."

Item 4 19 g 3 The board decided to eliminate the need for a performance guarantee when decommissioning a Commercial Solar System.

Item 6 20 b Lot Coverage. The committee decided to keep the term principle building / structure. Note: The Difference between Site Selection and Lot Coverage may need further explanation.

Item 6 20 f 4 Eliminate the language "by security fencing or by locating the interconnection in a secure building."

Item 7 20 g.3 Change the language to "The Township Board will require a performance guarantee" ...

Chapter 20 Utility-Scale Solar Electricity Generating Facility paragraph b Lot Coverage - it was questioned whether to put a period after the third line in Chapter 12 and delete the rest of the paragraph. Paragraphs c, d and e were acceptable. Item 4 - it was suggested that the use be considered an accessory use.

The Board reviewed the Tentative Text of Proposed Amendments for Accessory Buildings / Structures in all Districts and discussed how it might impact solar systems.

The Planning Commission set the Date of October 26<sup>th</sup> at 7:00 for further review and public hearing on draft text of proposed amendments of Prairie Ronde Township Zoning Ordinance pertaining to solar electricity generating land uses and maximum height of accessory buildings/structures in all districts. Craig Rolfe will take care of the legal notices.

New Business: Harvest Solar representatives answered questions regarding solar arrays.

Report from Zoning Appeals Board: None.

Members Time: Thank you again to Commissioner Landis for treating the commissioners and others present with pumpkin cheesecake.

Prairie Ronde Township  
Planning Commission  
Page 2  
September 21, 2021 Meeting

There being no further business, it was moved by Commissioner Taylor with support from Commissioner Chapin to adjourn at 8:15 p.m. Motion carried.

Respectfully submitted:

PRAIRIE RONDE TOWNSHIP  
PLANNING COMMISSION

Frederick J. Taylor  
Secretary

cls

**Next regular meeting: November 16, 2021 at 7 p.m.**