



PLANNING COMMISSION MEETING MINUTES
AUGUST 13, 2024 7:00 P.M.
Draft Minutes

Meeting was called to order by Mike McGriff at 7:00 p.m. with the Pledge of Allegiance.

Members Present: Mike McGriff, Colleen Skrypkun, Nick Weaver, John Dennis, Stephen Sullivan, Franz Neruda, Leigh Grimes

Members Absent: None

Recording Secretary – Stacey Smith

Additions to Agenda:

None

Motion by Nick Weaver, supported by Leigh Grimes to approve the agenda. Vote: 7-0.

Motion Carried.

Approval of Minutes:

Motion by Leigh Grimes, supported by Stephen Sullivan to approve the April 9, 2024 minutes. Vote: 7-0. **Motion Carried.**

Motion by Colleen Skrypkun, supported by Nick Weaver to approve the July 9, 2024 minutes. Vote: 7-0. **Motion Carried.**

General Public Comment (for non-agenda items):

Vance Richardson – Voiced concerns of solar destroying property. Would like to see it turned down.

Sandra Richardson - Voiced concerns about destroying residential homes for a profit.

Chirs Barto – Voiced concerns that it affects wildlife.

Jill Barto – Voiced concerns that there is nothing green about this form of energy. Very concerned about how it will affect property values.

Ashley Richardson – Voiced concerns about the lack of transparency, property will lose value and will affect wildlife.

David Richards – Voiced concerns about how it's destroying property and how it's going to create waste in backyards.

Zoning Administrator Comments & Reports:

None

Reports from Ad Hoc Committees:

None

Old Business:

Ranger Power - Special Condition Use

Al Francis, Township Attorney spoke about the 9 factors that a Special Condition Use Land permit is subject to. The Planning Commission makes the final approval. The ordinance does allow solar energy as a Special Land Use. The following are the 9 factors that the board basis approval or denial on:

1. Will be harmonious with and in accordance with the general objectives of Future Land Use.
2. Will be designed, constructed, operated, maintained, in harmony with existing and intended character of the general vicinity and so that such use will not change the essential character of that are.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will represent a substantial improvement to property in the immediate vicinity and to the community as a whole.
5. Will be served adequately by essential public services and facilities, such as highways, streets, drainage structures, police and fire protection and refuse disposal, or persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.
6. Will not create additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.

7. Will not involve uses, activities processes, materials, equipment, and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, or odors.
8. Will be consistent with the intent and purposes of this Ordinance.
9. Will be compatible with the natural environment.

The solar ordinance details very specific requirements on top of the 9 factors. The approval or denial is consistent with those 9 factors. When the Planning Commission goes to vote it is important to discuss those factors and have reason supporting or refuting those factors and that those are discussed on the record. If this is challenged, the standard is whether this board decision is supported by substantial confident material evidence on the record.

Chairperson McGriff stated that the board needs to make a decision. Discussion held regarding changes Ranger Power proposed.

Al Francies, Township attorney, township ordinance provides, separate from Special Land Use, if approval is granted, that Ranger Power be required to post a non-revokable security bond to cover this restoration.

Continued Discussion held.

Al Francies, Township Attorney – they have to ask for local approval first and if that don't happen the state will have ability to allow the project. As it stands now, if approved it is under the township ordinance standards or if you don't, there is a chance the state approves it under their standards.

Michael Vogt, Ranger Power Attorney – The process, when the law goes into effect November 29th, you have to go to the municipality first to present what you want to do, but unless the municipality has a compatible Renewal Energy Ordinance that regulates height, setback and sound, then it would go right to the state.

Motion by Leigh Grimes, supported by Nick Weaver to approve the Special Condition Use Permit including the 11 conditions that Ranger Power proposed and to include the guarantee, made by Michael Vogt, that all Clyde Township Ordinances will be followed.

Discussion held by Planning Commission Members voicing reasons for or against the project:

- Member Weaver – confident this is coming but would like it on township terms.
- Member Skyrpkun – does not meet the spirit of the Master Plan, not harmonious to the surrounding land, not in harmony with the character, we don't know how hazardous it

will be, it is not a substantial improvement to property in the immediate vicinity. Can not vote yes.

- Member Sullivan – agrees with Member Skyrpkun.
- Member Weaver – will not vote yes.
- Member Grimes – Errors and trust in the reports and the conditions that were added you would have had permission to move anything in your boundaries without the township approval. Still have questions that Ranger Power has not answered. I vote no.

Roll Call Vote: Mike McGriff – No, Nick Weaver – No, John Dennis – No, Stephen Sullivan – No, Franz Neruda – No, Leigh Grimes – No, Colleen Skyrpkun – No

Motion by John Dennis, supported by Leigh Grimes to not approve the Ranger Power Solar System for reasons they did not meet the requirements of questions and conditions. Vote 7-0 Motion Carried.

New Business:

None

Announcements & Correspondence Public Comment News & Views

Heard public comments from 8 people voicing concerns and thanking the board for voting it down.

Adjournment

Motion by Nick Weaver, supported by Franz Neruda to adjourn the meeting at 8:07 p.m.

Stacey Smith, Recording Secretary