

Planning Commission Meeting (Scheduled)

May 27, 2025

Start Time	7:00 pm
Members Present	Broderick, Green, Lauber, Stotler, Kokx, Patterson
Audience Members	Roxanne Potter, Larry Doran, Jill VanDerZanden
Meeting Focus or Work Completed	
<p>At the Weare Township Planning Commission meeting, members continued their work on finalizing ordinance language regarding solar energy facilities within the township. Mrs. Green presented a list of proposed conditions for developers, which included: installation of a perimeter berm, visual screening around transformers, an annual contribution to the township road fund in addition to Payments in Lieu of Taxes (PILT), the use of biodegradable cleaning agents for solar panels, and a decommissioning bond that accounts for the possibility of environmental hazards.</p> <p>The Commission also conducted a review of the Solar Specifications Comparison Chart. Following discussion, specific standards were selected to be adopted for use in Weare Township.</p>	
Motions/Actions	
Public Comments	
Next Meeting	Tuesday, June 10
Adjournment Time	8:42 pm

Activity Regulated	Weare Township
Project Area Size (Industrial Scale)	Over 5 acres
Setback Non-Participating Lot	100'
Setback Right of Way/Public Easement	65'
Setback-Non Participating Residence Structure	300'
Setback-Participating Party Lot Line (no ROW)	None
Setback-Height (at tip)	16'
Setback-Waterfront/Flood Plain	65'
Fencing Height	8'
Underground Wiring Removal	4'
Lighting	Dark Sky
Sound at Property Line	55 dba
Decommissioning Security/bonding charges and when to periodically review	5 years
Replacing Equipment/Repowering	MSPC rules
Community/Host Agreement	Ask Marc what this really means.
Litigation Challenge for LUG/ALU	Ask Marc what this really means.
Screening and environmental protection	Berm to be placed around the entire perimeter (height to be determined by Oceana Drain Commission).
Transformer Site/Location	Screened with one of the following: 1 berm plus vegetation 2. berm + building 3. Berm + solid fencing 4. Blocking view from any angle
Monetary Compensation to Township	1k per acre per year with a 5% annual increase over and above PILT paid directly to Weare Township Road Fund
Environmental Disaster Plan	Inspection in conjunction with Emergency Manager within 24 hours of the event. A copy of the environmental disaster plan will be filed with the township board for review and approval.
Taxation	PILT negotiated with the board
Application Fee	Set by the Township Board