

# *Weare Township*

## Planning Commission Meeting Minutes Approved, for March 9th, 2026

### **A. Call to Order**

The meeting was called to order at 7:03 PM by Mr. Paul Duncan. The Pledge of Allegiance was recited

### **B. Planning Commission Members:**

Members present included Bryan Broderick, Judy Lauber, Joe Daly, Lane Stotler, Paul Duncan, acting secretary Melanie Sayles.

### **C. Attendance**

Mr. Marc Daneman. Larry Doran and Jill VanDerZanden showed up as the meeting was already in progress.

### **D. Approval of Minutes: Needs addressed at next meeting on 4/9/2026 note that the March 31, 2026 meeting has been canceled.**

Discussion took place on if Mrs. Lori Green could attend by phone call with no ability to vote on items. It was reported that Mr. Doran called MTA and they stated it was illegal as we would have to allow that also to the public.

The planning commission members discussed with Mr. Daneman on taking Mrs. Lori Green's name off the summary pages in 3 different spots. Attached are the corrected summary pages.

Several members of the planning commission pointed out to Mr. Daneman grammatical changes that need to be fixed.

The majority of the meeting discussions took place on the six questions: Should SES be allowed in the NC or HS districts; several members brought up points on size, amount of acreage to limit it to. Discussion took place on setting standards and stipulations to put in place or will place go straight to the state. Will we need to do some rezoning of items? As nothing was voted on, but the consensus was to remove those two districts.

The next major bullet point was How should Small-Scale SES's be addressed in NC and HS districts? Many questions were raised like allowing on roof tops, specialized roof permits, the size allowed, the amount allowed. Are there loop holes for small scale ones turning into large scale ones? At this time per Mr. Daneman this is not as immediate as other issues to address.

Should there be an overall cap or limit on the total acreage devoted to Solar (or any) Energy development in the township? Many different amounts were brought up on size, even the state limit was discussed. The planning commission members did say they wanted to set a definite amount. It was recommended to set it at 1,500 acres.

How to address removal of Participating Properties from a Project? Mr. Daneman stated it would be documented in the original contract. It would be based on the existing ownership of the split parcel. He also mentioned buyer beware and that who has ownership is clearly defined.

Should we show on the Site Plan Participation Owners' "courtesy" land divisions (splits) or anticipated future splits. Everyone was in agreement that yes it should be shown if known.

Other issues? At this time we only had about 30 minutes left until the regular board meeting. So pages 2 and 3 were read through quickly and No major changes or concerns were mentioned.

Mr. Doran discussed with the planning commission how he would like all these details worked out before the next time it is presented to the Township Board for voting on.

Mr. Daneman said he would prepare a revised draft with PC's recommendations and comments for the next meeting.

The next meeting is scheduled for April 9th, 2026.

#### **E. Adjournment**

The meeting adjourned at 7:02 PM.

Minutes were recorded by acting secretary Mrs. Sayles.