

Weare Township

Planning Commission Meeting Minutes **DRAFT**, for July 28th, 2026

A. Call to Order: The meeting was called to order at 7:01 PM by Mr. Paul Duncan. The Pledge of Allegiance was recited

B. Planning Commission Members: Members present Judy Lauber, Lane Stotler, Paul Duncan, Brian Broderick, Joe Daly & Adam Kokx, acting secretary Melanie Sayles.

C. Public Attendance: Larry Doran and Andrew Clark Zoning Administrator, Marc Daneman-township special counsel.

D. Approval of Minutes: Minutes from 4/9/26 a first by Judy and a second by Lane. A first by Judy and a second by Adam for minutes from 5/26/26. Minutes approved .

E. Agenda: Bryan made a motion to accept the agenda and second by Lane.

Old Business: the ssSES questions were reviewed with Mr. Daneman and the Planning Commission none of the language was changed. **Please see attached**

Next was **BESS** and these are the following changes Mr. Daneman made:

- I removed the reference to Large-Scale BESS in the title and for the generic reference throughout the document.
- But I did identify three subsets of BESS in the Definitions – Large Scale BESS (labeled just “BESS”), Small Scale BESS (labeled “ssBESS”); and kept the reference to On-Site BESS which is found in the SES provisions.
- The Intent & Purpose (#1) was revised to clarify that there are 3 subsets of BESS, as well as the general purposes.
- In the BESS Size language (#2), introductory language was added before the three subsections were listed (# i, ii, iii). The three subsections were slightly revised to reflect the specific information for BESS, ssBESS & On-Site BESS.
- In both the Application (#3) & General Regulations (#4) there was no significant changes. I just cleaned up some of the language.

New Business:

Discussion took place on adding the new items into the Zoning book per Mr. Daneman recommends having a professional consultant help with redoing the book.

Mr. Daneman McKenna's and Williams & Works. Mr. Daneman suggested waiting until Solar Ordinance and Battery Storage are approved.

Cemetery: Adam Kokx has researched the Green Burial for the Cemetery to bring to the next meeting.

Correspondence: Joe Daly read an article to the planning commission on a data center ordinance.

The next meeting is scheduled for **9/ 29/2026 the public hearing for the BESS and Small Scale Energy Systems will be at 6:30pm and the regular meeting at 7pm.**

E. Adjournment

Motion by Joe Daly and second by Judy Lauber. The meeting adjourned at 8:58 PM. Minutes were recorded by acting secretary Mrs. Sayles.