

Weare Township

Planning Commission Meeting Minutes Wednesday, July 30th, 2025

A. Call to Order

The meeting was called to order at 7:00pm by Mr. Duncan

B. The Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

C. Roll Call

Board members present included Mr. Brodrick, Mrs. Lauber, Mr. Duncan, Mrs Green, Mr. Stotler, Mr. Daly, Mr. Clark. Absent: Mr. Kokx

D. Attendance

Audience members present included Bob Green, Zoning Administrator Andrew Clark, Township president Larry Doran, Gary Hilbert, Marc Daneman Lawyer, Claudelle Reid, Rick Kraas, Den and Roxanne Potter, Richele Anderson.

E. Approval of the Minutes

Not Available

F. Approval of Agenda

Motion made by Mr. Brodrick, seconded by Mrs. Green. Agenda approved.

G. Old Business

None

H. New Business

1. Going over the Weare Township Solar Energy Ordinance and making the following changes to draft it to fit our township.

- a. Changes are as follows: #1. Small-scale Ground or Building Mounted SES. REMOVED "generates less than 25 MWac of Nameplate Capacity.

- b. #2. Large-scale Industrial or Utility Scale SES. REMOVED or generates 25 MWac of Name plate Capacity or more.
- c. #4 ADDED the word "Provided". The designed full-load sustained generating output of a solar energy system "Provided" Nameplate capacity. They need to provide this information.
- d. #5. Non-Participating Property(ies); ADDED the Word "owned"
- e. #6. Participating Property(ies) Added the Word "owned"
- f. New Section 3.04 Section 1 Intent and Purpose, Removed "where it can offer a clean alternative energy source" in first sentence. Removed "while promoting this important renewable energy source for our community"
- g. Section 2.1 Application and Approval Process for Large-Scale Industrial or Utility SES: under a.ADDED..... Information... provide a make and model along with Material Safety Data sheets.
- h. Changed in b. The word "may" to SHALL and added the word Potential.
- i. Reports from the County Road Commission...Added "with the site plans"
- j. Section 4A. Setbacks. Add verbage under a. For the adjacent property backing out and adhered to all setbacks already written.
- k. Section d. Unoccupied Non-Participating off site Property(ies). Add the word "property line" and Unoccupied to read: At least 100 feet from the property of an unoccupied parcel
- l. Section 7. Screening Section i Remove the "native grasses"
- m. Section 10. Lighting...suggested more information on kalvins and Lumens allowed.
- n. Section 13 Roads... Mr. Doran suggested having Mark Timmer from the Oceana county road commission come in and give some information on the condition and maintenance of Jackson road for this project.
- o. Section15 Abandonment and Decommissing: (a.) Add "a Memorandum is submitted "along with the Decommissioning Plan"
- p. Section 15 b. Delete the word MAY. and ADD that it needs approval from the Township board also
- q. Section 15 c. Change Planning Commission for Township Board.
- r. Section 16. Conditions and Modifications: Add "will make recommendations to Township Board" in the first sentence for section 13.04cc are satisfied.
- s. Section 16. Change Planning commission to "Township Board" and recorded in the ADD " appropriate "meeting minutes.
- t. Section 16. Last sentence ADD "Township Board"with the Zoning Administrator for the approval process.
- u. Section 21. Change 15 years to "5" years
- v. Section 22. Change the \$1,000.00 dollar amount to read " an amount to be established by the Township Board no less than "\$1,000.00.
- w. Section 23. Recording of Action Changed the "or" to AND. so it includes both
- x. Section 24 Change 60 days to 90 days

I. Correspondance: None

J. Public Comments: None

K. Zoning Administrator : Nothing to report at this time

L. Board Members Comments: None

M. Adjournment

A motion was made by Mrs. Lauber and supported by Mr. Broderick to adjourn. All Ayes; motion carried. The meeting was adjourned at 9:55 pm