

**SEVILLE TOWNSHIP PLANNING COMMISSION**  
**Virtual Meeting- Go Meeting**  
**Regular Meeting**  
**September 10, 2020**

Chairperson J. Fish, called the regular scheduled meeting to order at 7:08 p.m

Members Present: Chairperson Jeremy Fish, Secretary Ashlee Gibson -Smith, Jason Crites, Bob Leiter, Brian Balcom

Member Absent: None

Public Comment: None

Motion by B Leiter, seconded by B Balcom, to approve minutes of regular planning commission meeting from June 18, 2020. **Board minutes approved.**

Motioned by B Leiter, seconded by A Gibson-Smith To move the public hearing on Adult Use Marihuana Ordinance and regularly scheduled planning commission meeting to October 13, 2020 starting at 7pm.  
**Motion Approved**

Discussed Blight Ordinance, the proposed changes by the planning commission was sent to the lawyer for review. The lawyer is still reviewing for recommendations and the planning commission with go forward with this after it is received back from lawyer.

Discussed proposed camper ordinance. The lawyer said that the square foot requirements are enforceable to not have people live in campers. It was decided that this was not a priority to look at camper ordinances.

Terms are up for Jeremy Fish and Ashlee Gibson-Smith on December 31<sup>st</sup>. There was a notice placed in the paper and applications for these positions are due by October 1<sup>st</sup> to Seville Township Supervisor.

Planning commission reviewed three supplied solar ordinances and decided to use a solar ordinance supplied by the lawyer as a template.

Motioned by J Crites, seconded by B Leiter to change the set back distance to *two hundred fifty (250) feet*. **Motion Approved**

Motioned by B Leiter, seconded by B Balcom to change section C line 3 to add *one hundred fifty (150) feet from centerline of roadway*. **Motion Approved**

Motioned by B Leiter, seconded by B Balcom to change maximum height of solar panels to *fourteen feet (14)* and additional verbiage from another supplied solar ordinance. **Motion Approved**

Motioned by B Leiter, seconded by J Crites to change minimum height of greenery fencing to no lower than *twelve (12) feet*. **Motion Approved**

Motioned by B. Leiter, seconded by B Balcom to add a #6 to the Sec E Safety that reads: *A safety plan shall be in place and updated regularly with the fire department having jurisdiction over the Solar Farm.* **Motion Approved**

Motioned by B Leiter, seconded by B Balcom to add a noise section to the ordinance as detailed by another supplied ordinance: **Motion Approved**

*F. Noise- No operating large solar energy facility (Solar Farm) shall produce noise that exceeds any of the following limitations.*

*1. ) Forty (40) Dba Lmax, as measured at the property line of any adjacent RA Residential or C Commercial zoned land in existence at the time the Solar Farm is granted conditional use approval.*

*2.) Forty (40) Dba Lmax, as measured at any neighboring residence in existence at the time the Solar Farm is granted conditional use approval, between the hours of nine (9) p.m. and seven 7 a.m.*

*3) Forty (40) Dba Lmax as measured at the lot lines of the project boundary.*

Motioned by B Leiter, seconded by A Gibson-Smith to add a lighting section to the ordinance as detailed by another supplied ordinance: **Motion Approved**

#### *G. Lighting and Glare*

*1) Lighting of the large solar energy facility ( Solar Farm) shall be limited to the minimum necessary, supplied with down lighting, and in no case shall any illumination from such lighting extend beyond the perimeter of the Solar Farm. The Township may require use of a photometric study to make this determination.*

*2) No large solar energy facility (Solar Farm) shall produce glare that would constitute a nuisance to occupants of neighboring properties or to persons traveling neighboring roads. Upon written notice from the Township Zoning Administrator, or such other person designated by the Township Board, to the owners of the Solar Farm that glare from the Solar Farm is causing a nuisance to occupants of neighboring property or to persons traveling neighboring roads,*

*the owner of the Solar Farm shall have a reasonable time (not to exceed twelve (12) months) from the date of such notice to remediate such glare.*

Motioned by B Leiter, seconded by B Balcom to add a #5 to Sec H Complaint Resolution to read *All complaints need to be resolved within 30 days.* **Motion Approved**

Motioned by B Leiter, seconded by B Balcom to add a \$10,000 application fee. **Motion Approved**

Motioned by B Leiter, seconded by B Balcom to add an escrow account to be used for continual investigation of complaints, on going resolutions, review studies, attorney fees, ect. **Motion Approved**

Motioned by B Leiter, seconded by J Crites to add to the decommission section from another researched ordinance, keeping 125% of decommissioning and adding the greater of 125% decommissioning or \$25,00 per acre and adding that half needs to be supplied in a cash account. **Motion Approved**

Motioned by B Leiter, seconded by A. Gibson-Smith to replace the Small Solar Facility section with another researched solar ordinance. **Motion Approved**

Motioned by J Fish and seconded by J Crites to adjourn. **Motion Approved**

The meeting was adjourned at 9:43 p.m.

Respectfully Submitted by Ashlee Gibson-Smith, Planning Commission Secretary