

**WATERTOWN TOWNSHIP
PLANNING COMMISSION**

Regular Meeting

June 18, 2020

Members Present: William Dixon, Bob Danek, Mark Batkie, Dale Schoen, Nathan Campbell and Sheila Coats, also present Zoning Administrator, Scott Franzel.

Members Absent: Al Stoutenburg

Guests: James Hacker, Jason Radloff, Devin Grifka, Travis Mitchell.

Meeting called to order at 6:00 pm by William Dixon, all present rose and recited the Pledge of Allegiance.

Agenda: Additions or corrections to Agenda, motion to approve agenda by Bob Danek, seconded by Nathan Campbell. Motion approved.

Minutes: Any additions or corrections from the May 28, ²⁰²⁰~~2019~~ special meeting minutes, none stated, motion to approve minutes by Bob Danek, second by Nathan Campbell, minutes approved.

Business before the Planning Commission: Public comments by James Hacker shed. Mr Radloff and Mr Grifka questioned about shed request. Mr Grifka would like to represent the neighborhood with regards to pole barn. Building should look like house, Mr Mitchell agrees that shed should look like house. Plans are to build garage adjacent to his house, has sight plan at 420 Oakwood, Maple Knoll subdivision. 40 x 48, 3 car garage with poured foundation, block walls, vinyl siding with brick front and 12 ft high. Notices were sent to everyone within 300 ft. Scott Franzel has check for \$100 for application. Stated it is 100 ft off road frontage, not for subdivision rules. Variance is set-back – 38 ft back. Motion to approve by Mark Batkie, seconded by Bob Danek, motion carried.

17.02 Part to Amend have gone to County Planning Commission.

19.02 Same as above.

William Dixon distributed package of Bridgehampton Twp and Lexington Twp Solar Ordinances. He likes Lexington Twp. Section 3.55.0 – Solar Energy Facilities. Setbacks are an issue and difficult to handle both home owners and residences. Application Fees, also has come up. Scott Franzel asked if any studies have been reviewed for possible fees, including Environmental Studies Application Fees. Happy with Assessment Structure, i.e. Assessor would go out and tax appropriately or charge a fee upfront to prospective Solar Company. Discussed farm down on I-69 and another down in Marysville. Lexington remediation of decommission plan. Possibly draw on a bond for any issue that occurs during life of Solar Farm. Discussed having property be required to be bonded so they are responsible to keep up maintenance and decommission of future Solar Farm. Bill Dixon asked that we all review the Lexington Twp version and mark up their version and bring to next meeting. Elmer Twp has 125 ft from property line, 6 ft chain link fence, 1500 ft from residences. 300 ft is average (300-

125 road now with greenbelt and 4-6 ft berm with line of trees. Noise that they make average sound over 24 hour period. China panels break down and are bad for ground water stated by Jason Radloff. Dwellings, possibly row on back of property. Do some research and impact study should reveal any issues that may develop.

Motion to adjourn by Bob Danek, seconded by Dale Schoen, motion carried.

Meeting adjourned at 6:45 PM.

Respectfully submitted:

Sheila Coats, *Secretary*,

Watertown Township Planning Commission