

DELTA COUNTY PLANNING COMMISSION MEETING
Delta County Service Center
Monday June 6, 2022

- I. Call to Order. The meeting was called to order at 5:30 p.m.
- II. Pledge of Allegiance.
- III. Roll Call. Member(s) present: John Malnar, John Denholm, Curtis Larsen, Renee Barron, Christine Williams, Randy Scott. Member(s) absent: Dave Moyle excused.
- IV. Approval of the May 2, 2022 minutes.
Motion to approve made by Curt Larsen and seconded by John Malnar. Vote: Yes-6 No-0 Motion carried.
- V. Approval of agenda.
Motion to approve made by John Malnar and seconded by Randy Scott. Vote: Yes-6 No-0. Motion Carried.
- VI. Public Comment.
 - 1. Sam, Invenergy via zoom: thank you for your work; supportive of what was; permitted use w/rules, conditional use not what I was looking for; screening along non-participating may be problematic with developer – work with neighbor instead, language should be changed; decommissioning to remove below grade (down to 4’), less impact to leave in ground.
 - 2. Rory Mattson: five items on June 1st draft to discuss.
 - 3. Bob VanDamme, Baldwin: 125’ setback too large; decommissioning – wires deep enough to leave in place. Thanks for work.
 - 4. Theresa Hall, Rock: 30’ setback enough; why 75” and 125’?
 - 5. Anne Okonek, Cornell: legitimate concerns on both sides; no interaction between public and PC; environmental impact with solar.
- VII. Declaration of Conflict of Interest. Renee - contract with Invenergy.
Motion to keep Renee in discussion made by Randy Scott and seconded by John Malnar.
Roll Call: Christine Williams Yes
John Denholm Yes
Randy Scott Yes
John Malnar Yes
Curt Larsen Yes
Vote: Yes-5 No-0 . Motion Carried.

VIII. New Business.

Case No. 5-22-PC JOSH WHEELER

Presented by Building & Zoning Clerk: road frontage is zoned RR. Applicant would like to sell home on a 300'x300' (2.06 acres) parcel and combine remaining property to principal residence.

Public hearing opened: 5:48 p.m. Josh requested Conditional Use to sell home on 2 acres and combine remaining acres to his residence.

Public hearing closed: 5:49 p.m.

Worksheet approved.

Motion to approve as submitted made by John Denholm and seconded by Curt Larsen. Vote: Yes-6 No-0. Motion Carried.

IX. Unfinished Business

1. Vacation Rentals: table till State Legislature action for direction.

2. Code Violations: table till after ruling on county zoning.

Motion to table made by John Malnar and seconded by Renee Barron. Vote: Yes-6 No-0 Motion Carried.

3. LSR: table till after ruling on county zoning.

Motion to table made by John Malnar and seconded by Renee Barron. Vote: Yes-6 No-0 Motion Carried.

4. Solar Ordinance Draft:

i. Christine Williams: ask PC to do something different and suggest to go back and forth with public; suggest 5-minute limit.

ii. Randy Scott: ask them to approach podium during interaction.

iii. Renee Barron: not to debate, trust Chris to stop if needed.

Motion to allow the public to approach the podium and specify name and where they live; 5-minute per person to issue their concerns about draft. If there are points of clarification, request we have option to clarify or to answer or ask for clarification if we're confused. Made by Christine Williams and seconded by Renee Barron. Vote: Yes-6 No-0 Motion Carried.

iv. Renee Barron: request Conditional Use with each individual property; no public hearing with all; Conditional Use more work required, needs to be documented.

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- v. Christine Williams: 75' and 125' where dwelling is very consistent; setbacks to property lines for screening, just along where dwelling is 30' height.
- vi. Renee: 30' no dwelling – nonparticipating, 75' just line solar borders, 125' from dwelling.
- vii. John M.: 30' road r/w.

Solar - Public Comment (Member/Public interaction):

1. Bob VanDamme: 75' setback only where dwelling? No need to remove cabling 3' below grade, cable depth deeper than potatoes; frost will not lift. Chris: if neighbor 150' away doesn't fall into 125'. Randy: cable depth won't catch implements? John M.: will frost lift cable? Renee: we leave abandoned underground cable. Chris: PC could move to BOC on 14th.
2. Theresa Hall: thank you for explaining setbacks; advertising on panels? Chris: advertising specific to panels only.
3. Bob VanDamme: screening on edge of property, my property or theirs? Chris: your property, work with neighbor to screen.
4. Rory Mattson: Commercial 1, 2, 3, I, RP, AP, R4; setback distances; regional and not evasive; storm water, compliant with SESC; negative impact on wildlife. Stated 100% site review; laws passed and not enforced. Renee: clean up language regarding 75'. Chris: only where dwellings. Randy: concern with run off from one parcel to another; how detailed site plan, and what Rory looks for. John D: look into allowing in RR. Chris: it was decided earlier that industrial solar would not be allowed in any residential areas. Renee: could request zoning change. Sandy: largest areas of RR in Wells Township and then Brampton.
5. Sam, Invenergy via zoom: thank you for work, discussion on hearing, further discussion; screening; electric lines leave cabling in, no electricity connected / no source of power to cables. Randy: need Miss Dig for construction and road commission for ditch.
6. Theresa Chenier: petition to annex some of property; a lot of solar companies coming with research behind it; expect more solar farms.

Member Discussion:

1. Curt: asked Chris to summarize issues brought up this evening.
2. Chris: C. conditional use, C. a. in addition, C. e. screening along dwellings, C. g. eliminate 2nd and 3rd sentence, C. o. decommissioning, 4' below grade, wildlife. No setback with both participating.

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3. Renee: clear on 30' unless dwelling, residential property with dwelling. County road RW + 75' only nonparticipating.
4. Randy: county road r/w + setback.
5. Renee: go back to B. Conditional Use – don't think BOC going to approve.
6. Chris: spoke with Patrick Johnson regarding Conditional Use.
7. Randy: allows notification to those around you.
8. John D.: can several with one application.
9. Renee: go back to C. BOC problem with "for profit".
10. John D.: all for districts for profit; gaining with no electric bill.
11. Chris: solar on home supplements electric bill.
12. Curt: benefit from panels, but also pay debt.
13. Renee: question to John M. – anything else stick out from BOC? N0.

- Motion to agree with changes to C. a. made by Curt Larsen and seconded by John M.
Vote: Yes-6 No-0 Motion Carried.
- Motion to agree with changes to C. e. made by Curt Larsen and seconded by Randy Scott.
Vote: Yes-6 No-0 Motion Carried.
- Motion to agree with changes to C. g. made by John D. and seconded by John M.
Vote: Yes-6 No-0 Motion Carried.
- Motion to agree with changes to C. n. made by Randy Scott and seconded by John M.
Vote: Yes-6 No-0 Motion Carried.
- Motion to agree with changes to C. o. 2. ii. made by John D. and seconded by John M.
Vote: Yes-6 No-0 Motion Carried.
- Motion to agree with changes to C. o. 3. iii. Made by Renee Barron and seconded by Randy Scott.
Vote: Yes-6 No-0 Motion Carried.

Motion to submit new draft with revisions agreed to this evening made by Curt Larsen and seconded by John Malnar.

Roll Call:	Christine Williams	Yes
	John Denholm	Yes
	Renee Barron	Yes
	John Malnar	Yes

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Curt Larsen Yes

Vote: Yes-6 No-0 . Motion Carried.

II. Correspondence. None

III. Public Comment.

1. Rory Mattson: thank you again; C. a. 30' and 125', airport would remove 33+ panels or 132 smaller ones; drop 75'.

2. Bob VanDamme: 75' and 125' no.

IV. Board Member Comments.

1. John D. – confused on 75' setback.

V. Adjournment.

Motion to adjourn at 7:44 p.m. made by John Malnar and seconded by Randy Scott.