

Unadilla Township Planning Commission Minutes  
Meeting @7:0 PM  
May 25, 2021

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL-
  - a. Present- Spadafore, Topping, Hause, Constable, Miller
3. APPROVE AGENDA
  - a. Topping motioned to approve, Spadafore supported, all approve.
4. APPROVE MINUTES- for February 23, 2021 meeting
  - a. Topping motioned to approve, Spadafore supported, all approve.
5. CALL TO THE PUBLIC-limit of 2 minutes per speaker
  - a. None
6. NEW BUSINESS
  - a. Introduction of New Board Member Mitch Hause.
  - b. Review upcoming year
    - i. Meeting dates remain the 4<sup>th</sup> Tuesday of each month
  - c. Election of Planning Commission Officers
    - i. Chair- Bryan Spadafore
    - ii. Co-Chair-Richard Green
    - iii. Secretary- Diane Constable
    - iv. Officer Mitch Hause
  - d. Topping motioned to accept ballot as is, Constable supported, all approved.
  - e. Change in Zoning Ordinance Article 3: Administration, Enforcement, and Penalties, Section 3.04 Violations, Part C: to allow first class mail instead of certified mail to deliver notifications of violations (attorney approved).

"All notices shall be served, at a minimum, upon the person to whom they are directed personally, or in lieu of personal service, may be mailed by **certified mail**, return receipt requested, addressed to such owner or party in interest at the address shown on the tax records."

Constable motioned to accept changes, Topping supported, all approved.

7. OLD BUSINESS
  - a. Discussion of a utility-scale Solar Energy Project per inquiry email from Craig Kantola, Atwell Solar, Ann Arbor.

- i. Board member Richard Green discussed on solar energy zoom seminar he attended
  - 1. There are various specs in place concerning height of panels, amount of land use setbacks, perimeter specs such as fencing and visual screening vegetation, legal issues concerning land reclamation and farm preservation if and when solar farm is abandoned.
    - a. What is maximum height for the panels?
    - b. Perimeter fencing height and type of screening vegetation?
    - c. Should land use be adjoining land only or include non-adjoining? What are the minimum and maximum acreages allowed?
    - d. What should the setback be from adjoining property and buildings?
    - e. What is the best way for the company to finance reclamation - with escrow?
    - f. Fire and safety issues were also brought up concerning safety signs, placement of shut of valves should emergency personnel need to respond to the area, ease of entry to property.
    - g. Security other than fencing – will there be security cameras? Guards? Are there any precautions against drones?
  - b. Discussion of potential alternative energy regulations.
    - i. Awaiting information from Township lawyers.

8. NON-ACTION CORRESPONDENCES

- a. None

9. Reports

- a. Township Board Representative: Linda Topping- none.
- b. Zoning Administrator-Dave Peck- none.
- c. Planning Consultant- John Enos- none.
- d. Z.B.A. Representative- Diane Constable- none.
- e. Planning Commission Members.

10.FINAL CALL TO THE PUBLIC

- a. None

11.ADJOURN MEEETING 8:04 P.M.