

Unadilla Township Planning Commission Minutes  
for October 24, 2023  
Meeting at 7:01 PM

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL: Topping, Hause, Spadafore, Constable present, Green absent
3. APPROVE AGENDA: Topping motions, Constable supports, all approve.
4. APPROVE MINUTES-
  - a. September 26, 2023 Meeting: Topping motions, Hause supports, all approve
5. CALL TO THE PUBLIC-limit of 2 minutes per speaker.
  - a. Emily Palacios, DTE representative, introduced herself as a DTE lawyer involved in the planning and construction of utility-size solar farms, and as former Marion Township Planning Commissioner.
6. PUBLIC HEARING- None
7. NEW BUSINESS
  - a. None
8. OLD BUSINESS
  - a. Review and decide on an overlay area of the township that will be available for a utility sized solar farm to include in the Solar Ordinance supplied by Attorney Homier.
    - i. Topping distributed the Solar farm DTE with the overlay suggestions provided by the planning commissioners.
      1. Spadafore, Hause, and Constable suggested the overlay be the area indicated by DTE as the only feasible area to build, which is a small area in the NE corner of the township.
      2. Topping suggested a band along part of the north border and along part of the west border of the township.
      3. At the last meeting Green had suggested several sections along the north border and west border of the which contain tracts of farmland.
      4. Discussion of the legality of allowing just the small area NE area of the township.
      5. DTE Rep Palacios was asked about a clearer map of the electrical distribution lines in the township which was to be supplied at this meeting.
        - a. It was not available but will be supplied at the next meeting.
      6. Mention was made of the several State Bills (House Bills 5120-5123) regulating Solar Energy farms which are now in legislation which may affect the townships regulations.
      7. Topping suggested having John Enos review the proposed solar ordinance, a consensus of the board agreed.
      8. Review of overlay tabled until next meeting
  - b. Review and decide on an overlay area of the township that will be available for a utility sized wind farm to include in the Solar Ordinance supplied by Attorney Homier.
    - i. Tabled until next meeting
9. NON-ACTION CORRESPONDENCES-None
10. Reports
  - a. Township Board Representative: Linda Topping-None
  - b. Zoning Administrator-Ron Houghtaling-None
  - c. Planning Consultant- John Enos-None
  - d. Z.B.A. Representative- Diane Constable-None
  - e. Planning Commission Members-None
11. FINAL CALL TO THE PUBLIC
  - a. Emily Palacios (DTE Site Lawyer)
    - i. The Commission was asked to consider setting the decibel level to 45 DBA (Lorax standard).
    - ii. The Commission was asked to consider changing the setback requirements to a lesser value and at the next meeting will supply township maps with various setbacks and how it affects the solar farms.
12. ADJOURN MEEETING
  - a. Topping motions to adjourn, Constable seconds. 7:56 PM