

Unadilla Township Planning Commission Meeting Minutes  
June 25, 2024

Meeting called to order at 7:04 p.m.

1. Pledge of Allegiance
2. Roll Call Present: Topping, Greene, Hause, Panova-Bishop. Absent: Spadafore
3. Approve Agenda:
  - a. Topping motions to approve, Hause supports, all approve.
4. Approve minutes: Motion to approve May 2024 minutes.
  - a. Topping motions to approve, Hause supports, all approve.
5. Call to Public:
  - a. None
6. Public Hearing:
  - a. None
7. New Business:
  - a. None
8. Old Business:
  - a. Continue review of proposed solar power ordinance and review amendments agreed-upon at May 2024 meeting.
    - i. Spelling:
      1. Suggestion to amend typos on p.2 section 13 strike “e” from “lightening” to reflect language regarding electrical discharge.
      2. P3, E, change “EIL” to “ETL” to reflect correct acronym.
    - ii. Discussed topsoil redistribution:
      1. Discussion regarding utilizing removed topsoil as buffer. DTE lawyer, Emily Palacios stated as little dirt as possible is moved in order to avoid disruption to surrounding wetlands an encourage native plant growth.
    - iii. Discussed noise limitations throughout day:
      1. Suggestion to amend section L to include “9:00 p.m. to 7:00 a.m.” to account for noise limitation at night.
    - iv. Emergency response:
      1. DTE confirms training and support to local fire department is provided with regard to potential emergencies.
      2. DTE does provide its own personnel support to incident site in order to allow local responders to react to residents’ environment.
    - v. Plant size amendment discussed.
      1. Palacios suggests 5-6 ft evergreens, 3-4 feet for shrubs on advice of horticulturalist to prevent die-off due to large trees not accepting transplant well.

2. Theresa Hannath, DTE site manager, provided simulated growth documentation as would exist in another project to reflect screening growth through time.
  3. Giant Miscanthus (not native, though not invasive) as a potential filler.
  4. Suggestion to amend language regarding screening to 5-6 ft in height and add that two species will be a minimum of 10 ft “at maturity” language. Additional screening at residential property. “May require denser plantings when screening is proposed next to non participating property line.”
- vii. Fencing discussed:
1. Fencing which would meet standards of national electric code when it is 7’ high without barbed wire. Agreement reached to amend fencing requirement to exclude barbed wire, accept straight 7 ft fence.
- viii. Discussed amending sound requirement:
1. Suggestion that noise level of 45 dba around the clock with the caveat that DTE would provide sound abatement should complaints arise.

Topping motion to approve amendments, Greene supports, all approve.

9. Non-Action Correspondence:

- a. Set public hearing or solar ordinance if approved.
  - i. To occur at next meeting on July 23, 2024.
- b. John Enos recommendation
  - i. Addressed, as above.

10. Reports:

- a. Township Board Representative - Linda Topping: none
- b. Zoning Administrator - Ron Houghtaling: not present.
- c. Planning Consultant - John Enos: not present.
- d. ZBA Representative - Diane Constable: Not present.
- e. Planning Commission Members - None.

11. Final Call To Public:

- a. None

12. Topping motion, Hause supports adjourning at 8:06 p.m.. All approve.

*Ksenia Panova-Bishop*

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