

PUBLIC HEARING  
March 6, 2019  
Midland Township Hall

Waskevich Solar Farm, LLC, is requesting a site plan review to construct a solar farm near the corner of S. Badour Road and E. Gordonville Road.

Planning Commission Attendance:

Present: ~bsent  
Andrea DuBois None  
Phyllis Hlavacek  
Paul Heyse  
Robin Holt  
TimMott

Others in Attendance:

(See attached list.)

Called to order by Robin Holt at 7:04pm; seconded by Andrea DuBois.

Speaking in Support

Justin VanDenBroeck from Renegeretica explained details of building a solar farm, maintaining a solar farm, etc.

Questions:

Lujan: asked about putting Landscaping on north side of farm as his house looks on this piece of property.

Age of panels-guaranteed for 25 years, contract if for 20 years, could go 35 years.

Scharich original plot is 15 acres, but it could be expanded-farther to the east.

Scharich Will it still be farmed? 37.5 acres us the whole field. Area that isn't covered in solar panels will still be farmed.

Scharich Will Consumers hook in with additional lines? Maybe only 1 or 2 additional poles will be dropped in to accommodate the system.

Badour: What is the Township ordinance regarding solar farms. New ordinance really only covers residential solar panels. Nothing in the ordinance about size of farm.

Etelamaki: What will the noise be like as far as construction? Justin: as noisy as a single family home construction. Mark Radosa: The township has a noise ordinance that the company will have to follow. Justin explains the construction process. Scharich: if a subdivision went in the noise would go a lot longer.

Radosa: The existing site plan is for 15 acres, but if there are any changes (expand the farm size) there will have to be a new site plan submitted. Jason: agreed.

Bennett: When will this start? Justin: it will depend on when Consumers finishes the study. Construction will probably not begin for the next 9-12 months.

Commission Member Heyse: How's the return to be taken care of if panels don't do what they're supposed to do. Justin: comments on tax credits and solar benefits. Waskevich: never been a tax credit taken against the property.

Heyse: Escrow account or insurance policy to guarantee removal. Justin: it is in the code and the \_ is bonded by the code so it would have to adhere.

Heyse: Instead of galvanized cyclone fencing, maybe black.

Commission member Holt: asking about glare. Justin explained that it shouldn't be a concern from a refractive point and also, the panels themselves are anti-glare. He also explained the studies done prove they are safe to put around airports, TSA signs off on solar farms as they are very safe.

Heyse: height of trees. Justin: start put in 3-4 foot screening for landscaping. Also, they are looking for something that would cap around 10 foot tall. Looking at a fir of some type.

Commission member Matt: what does a solar farm do to surrounding property values. Justin: studies show that there is no indication of devaluation of the market. Haven't seen any issues with that.

Holt: Access points for maintenance, fire. etc. Justin: yes ... have to have access for construction and fire, etc. Will have to go through Midland County Road Commission. They will dictate this.

Close public comment

Speaking in Opposition

None

Deliberation:

Request will be tabled so Spicer can take a look at site plan. Next scheduled meeting is April 3, 2019.

Meeting adjourned at 7:50 pm by Robin Holt; seconded by Andrea DuBois.

Andrea DuBois, Secretary

Others in Attendance

Richard Ciaravino

Greg Scharich

Shawn Hale

Tom Waskevich

Jeff Bennett

DaVan Etelamaki

Reecca Etelamaki

Mark Radosa

Ken Badour

JohnPopp

Savas Lujan

Justin VanDenBroeck

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Renergetica Representative