

Grant Township Planning Commission

Meeting Minutes
December 21, 2017

Opening

The Grant Township Planning Commission was called to order by Diana Ludlow, chairperson, at 7:09 pm. on December 21, 2017. Minutes were read by Diana Ludlow. Laura made a motion to approve the minutes from November with 1 typo correction, seconded by Edie. All were in favor and the motion passed.

Present

Laura R Irwin, John King, Diana Ludlow, Edith Elsenheimer, Pam Hawley and Tim Martis

Absent: 1 – open positions on the board at this time

Purpose

- John Abbott (Walnut Ave) would like to put in a private road, splitting his 15 acres and building a new home behind his present one. The private road would need to be built and approved before the parcel could be split. He is asking the board for permission to change their ruling and allow him to split the parcel and sell current home first. Splitting the property according to his request would not allow for the townships 4 to 1 ratio to be met. The board feels that they need to table any decisions to research any emergency service requirements and obtain planner and attorney thoughts.
- Mike Toth from Green Energy attended this meeting to provide the board with additional information regarding solar energy. There have been inquiries as to solar farms which would require a special energy permit.
 - Panels can be placed on flat roofs, sloped roofs, or on the ground. 20 KW units are considered residential and over 20 KW are commercial. 20 – 30 KW can take a person off the grid.
 - It is suggested that any request for over a 20kw system, be required to have a 5-acre minimum parcel and require a special land use permit. An average height of 6 – 8 ft. by 16 ft. long would be suitable for commercial.
 - Front yard setbacks of 15ft. and side setbacks of 20 ft. are recommended
 - Straight line winds cause the most damage to these units. They should be insured for at least 1 ½ times the cost to install.
 - Location needs vary dependent on sun/shade. Units are considered an accessory building not permanent
 - Ordinance will need to state regulations regarding the removal of cement pylons if unit is removed

- It is recommended that a site map be completed and submitted to board
- A new draft of proposed ordinance will be composed at the next meeting in January.
- Mike Toth will prepare and present. a lighting change to LED proposal for the Township Bldg. to the board
- Resident Senovio Jaimes presented questions to the board regarding current rules and regulations for barns being converted or built for wedding/party venues. The property in question is currently listed as AG.
 - Kim has been researching and found that Tyrone Township has a Special Event ordinance which states:
 - The barn must be an existing structure
 - It would require a commercial driveway, site plan including parking and property description.
 - Size requirement of at least 36 x 40 plus overhangs (36 x 60)
 - Special Land Use Permit required
- The Planning Commission will need to develop an ordinance/Special land use process including different situations which may arise before rules/regulations can be outlined and decisions on these requests can be made. The applicant will return in a couple of months to check the status.

Adjournment

The motion to adjourn the meeting was made by Tim Martis at 8:50 pm and seconded by Laura. The next scheduled meeting will be held on January 18, 2017 at 7 pm.

Minutes submitted by: Gladys VeltKamp, Clerk