

Marengo Township Public Hearing @ 6:00 pm

May 1, 2024

Marengo Township Planning Commission Meeting following Public Hearing

Call to Order by Kent VanSickle, Chairman

Pledge of Allegiance

Board members present: Jerry Buller, Kent VanSickle, Greg Shippell, Todd Hazel, Justin Kazmar, Debra Huffman, Vic Potter **Absent: none**

Kent VanSickle opened Public Hearing at 6:00pm.

Public Hearing: To consider Special Use Permit for utility transmission line with an associated substation connecting to White Pine Grove Solar LLC, located in Lee Township. Properties are located in the Agriculture -AG Zone District. See Zoning Administrator's Report.

Public comment: Is site plan available online? No. Substation to be built by ITC through a private company. Public concern about Electrical Magnetic Power (EMP), this is regulated for safety. All adjacent property owners have been notified. This is a long permitting process; this is the first of many permits that will be required. Zoning Administrator requested address for substation. Right of way agreements have been completed. ← Pulse

Motion made by Vic Potter to close Public Hearing. Seconded by Jerry Buller. Motion carried. Public Hearing closed at 6:35pm.

-----**Regular Township Planning Commission Meeting called to order by Kent VanSickle at 6:35pm**

Motion made by Greg Shippell to approve agenda. Seconded by Jerry Buller. Motion carried.

Motion made by Justin Kazmar to approve minutes for March 6, 2024 meeting. Seconded by Greg Shippell. Motion carried.

Communications: none

Old business: Approval of Special Use Permit. Motion made by Vic Potter to adopt the Special Use Permit. Zoning Ordinance 20.07, General Standards for all Special Land Uses reviewed. #1 reviewed, and meets requirements. #2 reviewed, property surrounding poles must be maintained. #3 reviewed, Right of way established. Meets requirements. #4 NA. #5 NA. Zoning Ordinance 20.08, Compliance/Performance Surety. This condition requires a Reclamation/decommissioning plan to be provided by White Pine Grove Solar LLC. Motion seconded by Jerry Buller. Roll call vote. Greg Shippell-yes, Jerry Buller-yes, Kent VanSickle-yes, Vic Potter-yes, Justin Kazmar-yes, Todd Hazel-yes, Debra Huffman-yes. Nays-none. Motion carried.

New business: Site plan review for White Pine Solar LLC, a subsidiary of QCELLS USA CORP. Final site plan review, from Zoning Administrator, shows all requirements are met or non-applicable. A reclamation plan will be required.

Motion made by Todd Hazel to approve site plan as submitted for White Pine Solar, LLC with the addition of a reclamation/compliance plan to be completed. Motion seconded by Vic Potter. All votes yes. Motion carried.

Site plan review for Dylan Pugh, DCP Company LLC/Mid-America Solar, 19299 Brenroy Dr., Marshall.
Zoning Administrator's Report shows all conditions have been met and are shown on the site plan.
Motion by Vic Potter to approve the Site Plan with the following conditions: Approval by water
resources for storm water management. Approval and permit for well and septic by Health
Department. Approval includes future addition as shown in site plan. Motion seconded by Jerry Buller.
All votes yes. Motion carried.

Commissioner comments: Has anyone investigated the property on 18 1/2 Mile Rd. for blight concern? Is
this property running a commercial business? Concern over property on 22 1/2 Mile Rd. for blight

Motion by Todd Hazel to adjourn. Seconded by Jerry Buller. Motion carried. Adjourned 8:20pm

Next Regular Meeting will be June 5, 2024, at 6:00pm. (if needed)

Debra Huffman, Secretary

