

Porter Township
Planning Commission
Regular Meeting Minutes
March 2, 2022

Start Time : Meeting began at 7:00 pm.

Members Present: Doug Noble, Jr., Heather Smith, Andrew Nesbitt, David Kindt, Tonya Willis, John Miller, Steve Cornish.

Members Absent: Tim Seppala, Bob Angle.

Zoning Administrator : Rich McGrew, not present.

Additions to Agenda : Motion by Heather Smith to accept the agenda as written, second by John Miller, motion passes. Agenda accepted as written.

Approval of Minutes : Heather Smith motions to approve the January Regular Meeting Minutes as written, Andy Nesbitt seconds. January Regular Meeting Minutes approved as written.

Correspondence : None received.

Citizens Comments : No citizens present.

Board Report : Andy Nesbitt, board liaison, said that Short Term Rental Ordinance was approved by the board. Some minor adjustments were adopted during the approval process. Quiet Hours were added to the ordinance. The board also added a minimum seven day rental period. Parking as long as it is on the landlord property.

Old Business :

- A. Solar Farms
1. Marcellus Township passed their ordinance.
 2. Steve Cornish provided research on a situation happening in Mendon Township where some land near the St. Joseph River was a potential site and there is now a 2 year moratorium until further research that can be done.
 3. Heather Smith recommends to revisit the highlighted points during the Planning Commission's first read.
 4. A recommendation to Make setbacks all 125 from all roads, and property lines.
 5. The bonding and removal/decommissioning is a non-negotiable, however, this is wording that must be worded by township attorneys office.
 6. Adding a cost of living to the bonding section so that inflation/ interest rates and / or cost of living adjustments.

7. There is discussion that this needs to stay relatively close to the Marcellus Ordinance.

8. There is some discussion surrounding the 20 acres minimum. Where did that number come from?

9. It sounds like the Planning Commission agrees that 20 acres is a good number.

10. Leave the 100 feet for the line from property line. Page 1

11. Application fee to be determined by attorney and township board. pg. 3

12. 16 feet height requirement is acceptable. Pg. 3

13. Substation not exceed 100 feet in height - agreed. pg. 4

14. Remove planning commission and put in township board in point

H.

15. Suggestion to make 100 feet setback all the way around for property lines. pg. 4

16. Page 5 is Decommissioning will be determined by the attorney and the Planning Commission seeks a Cost of Living adjustment. Revisit every 2 years for inflationary adjustment?

17. Page 6. Change planning commission to township board or designee in point P.

18. Maintenance - page 7 that proper maintenance shall be up to the applicant.

19. Annual Reports submitted to township board.

20. Fees to be determined by attorney / board. page. 8

21. Planning commission determined that a rough draft to bring the next meeting.

New Business :

1.

Zoning Administrator report: No report.

ZBOA Report : Bob Angle, not present, no report.

Adjournment : John Miller motions to adjourn, Steve Cornish seconds, meeting adjourned at 8:25.

Next Meeting: April 6, 2022