

Columbia Township Planning Commission

Meeting Minutes

September 13, 2017

Columbia Township Hall

Meeting called to Order at 7:00 pm by Al Barren

Roll Call - Al Barren (Chairman), Richard Curtis (Secretary), Kathy Curtis (Board Representative), Marcia Lukens, Tom Fry, Linda Miller, and Beverly Sherrer.

Motion to approve the Agenda; Made by Tom Fry, seconded by Marcia Lukens. All yes.

Motion to Approve the August 9 Minutes: Moved by Tom Fry, seconded by Beverly Sherrer. Motion rescinded since Beverly was not in attendance. Moved by Marcia Lukens, seconded by Tom Fry. All yes.

Motion to Approve the August 16 Minutes: Moved by Kathy Curtis, seconded by Tom Fry, All yes.

Communications – A letter was received from the County Planning Commission concurring with the amended Master Plan and not concurring with the zoning amendment due to improper noticing and agenda conflicts.

Reports – Pat Hudson, Zoning Administrator, reported that he had approved \$428,000 of new construction permits last month. He also reported that the permit for the trailer on the Family Dollar site had been rescinded.

Program and Public Hearing – Pat Hudson presented a proposed solar energy zoning ordinance for discussion (see attached). After discussion the following changes were agreed upon. Pat Hudson has the final authority to decide which changes to add.

4.17 A1. We should take out the Industrial in the permitted locations.

4.17 C. We should take out the reference to less than 250 kW.

4.13 T1a. Change the required parcel size to at least 10 contiguous acres. This would allow for smaller dedicated solar farms not meant for sale to utilities.

4.13 T1f. Take out the requirement for a maximum of 35% area coverage since the drainage is independent of coverage of lot size. Instead (4.13 T3b)it was agreed that setback from public road right of way and neighboring residences should be set at 60 feet minimum.

A discussion was held with regard to requiring a planted buffer around the facility. It was decided that no buffer should be required in an Agricultural district unless it abutted a residence.

Unfinished Business - Public Hearings are to be scheduled for Master Plan and Zoning changes. The next available date is October 11.

Motion to schedule a Public Hearing for the Master Plan and changes to the Zoning Ordinance on October 11 at 7: pm. Made by Kathy Curtis and seconded by Tom Fry. All yes.

New Business - Motion to adopt the Township Public Comment Policy for the Planning Commission Meetings. Made by Tom Fry and seconded by Marcia Lukens. All yes except Linda Miller no.

Public Comment -

Frank Grubeish - The 3 minute limit on speech scares people away.

Dixie – Dixie wanted to make sure that the Public Comment Policy would not impact the open forum discussions we have under Public Discussions.

Rosemary Hurley – 3 minutes is recommended by the MTA.

Kate Shrank – 3 minutes does work in her experience. Also gave an update on Medical Marihuana. (See attachment)

Adjourn - Motion to adjourn. Made by Tom Fry and seconded by Kathy Curtis. All yes

Adjourned at 8:29 pm.

Minutes by Richard Curtis, Secretary