

**WATERVLIET CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES
REGULAR MEETING & PUBLIC HEARING
DECEMBER 1, 2015**

Present: Robert Spaulding, Duane Bodfish, Kevin Schuhknecht, Richard Quinn

Also Present: Mark Robinson, James Straub

The meeting was called to order at 2:10 p.m.

Roll Call was taken.

The minutes of the November 10, 2015 meeting were read. R. Spaulding made a motion to approve the minutes as read. R. Quinn seconded and the motion carried unanimously.

At 2:12 p.m., R. Quinn made a motion to close out of the regular meeting and enter into the scheduled public hearing for the proposed Zoning Ordinance No. 77. D. Bodfish seconded and the motion carried unanimously.

With there being no attendees to the hearing that wished to make a statement, R. Spaulding made a motion to close out of the public hearing and re-enter into the regular meeting. D. Bodfish seconded and the motion carried unanimously.

The public hearing was closed at 2:13 p.m.

Zoning Ordinance No. 77

Discussion began with a recitation of the changes that were made from the current Zoning Ordinance No. 50. D. Bodfish asked if the discussed changes to the definition and requirements dealing with accessory structures were included in the final draft. Zoning Administrator R. Lohr stated they were. Lohr added that, outside of the previously noted changes, all of the other changes in the ordinance were to comply with the requirements of the State's Zoning Enabling Act. K. Schuhknecht noted that this proposed ordinance was thoroughly reviewed and discussed and that he was confident that it would serve the Township's anticipated needs. With that said, Schuhknecht made a motion to recommend approval of Zoning Ordinance No. 77 as presented. R. Quinn seconded and a roll call vote resulted as follows: R. Quinn, yea; R. Spaulding, yea; D. Bodfish, yea; K. Schuhknecht, yea. Motion carried unanimously.

As photovoltaic electric and renewable energy plants were an added item to uses

Zoning Ordinance, M. Robinson was in attendance to see what the outcome of the vote was as his employer, Indiana Michigan Power Co., is planning on constructing just such a plant on the east side of the township. Schuhknecht invited Robinson to give a briefing of the proposed project. Robinson stated that the plant is planned to be located on the east side of the recently constructed sub-station east of Watervliet on Red Arrow Hwy. He said that solar panels will cover most of the remaining 58 acres of the parcel the sub-station is located on. He continued, that the panels will be placed very low to the ground, would be stationary - meaning they would not follow the sun across the sky like some arrays do - would be non-reflective and would not generate a great deal of heat. He added that, once completed, the plant would generate approximately 6.7 mega watts of electricity that would mostly be used by local residents.

With there being no further business before the Commission, R. Quinn made a motion to adjourn. D. Bodfish seconded and the motion carried unanimously. The meeting was adjourned at 2:58 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Robert Lohr", with a long horizontal flourish extending to the right.

Robert Lohr
Zoning Administrator