

Meeting Minutes

Augusta Charter Township

Regular Planning Commission Meeting

Zoom Meeting

Wednesday April 21, 2021

1. Call to Order

The meeting was called to order by Chair Yurk at 6:38 PM

2. Pledge of Allegiance

Chair Yurk led Pledge through Zoom meeting

3. Roll Call and Recognition of Visitors

In Attendance: David Hall, Linda Spence, Dan Woolf, Robert Yurk. Also attending were Planner Kreps and Engineer Bayley with approximately 27 Zoom visitor sites. Commissioners Hurd joined at 6:44 PM and Buxton joined at 6:57 PM after the meeting was in progress.

4. Approval of Agenda

Discussion to move item 6 "Election of Secretary" to end of agenda to allow missing commissioners to attend as item 8.c.

Discussion that item 8a Dollar General should be case SP 21-02, in lieu of SP 21-01.

Moved by Yurk, supported by Woolf to approve the agenda with moving Item 6 to Item 8c, and revise Item 8a to SP 21-02. Motion passed unanimously.

5. Approval of Minutes

Planning Commission Meeting Minutes from February 17, 2021 Regular Meeting

Moved by Spence, supported by Hall to approve minutes as submitted. Motion passed unanimously.

7. Public Hearings

There were none.

8. Business Items

a. **SP 21-02, Dollar General, T-20-01-395-005**, Preliminary Site Plan Review.

Rodney Parrott, P.E. representing Dollar General presented site information and building construction. Planner Kreps reminded that approvals would be needed for many parts of the project, including county, fire, designs, water, dumpster and lighting. Commissioners questioned fencing and facades and Mr. Parrott stated fence would be 18' from property line and agreed to change wood construction to vinyl. Mr. Parrott also stated that the current drawing on the site plan was being improved and future drawings were to be submitted.

Chair Yurk opened for public comments.

Cath Howard – Willow Road – Asked about timeline for the project.

Chair Yurk closed public comments.

Mr. Parrott said they were looking at late October 2021 completion.

Moved by Yurk, supported by Hall to approve the preliminary site plan subject to the Planner's and Engineer's comments and changing the wood screen fence to Vinyl. Motion passed unanimously.

b. SPC 21-02, Railsplitter #2, Pre-Application Conference, Large-Scale Solar Facility, north of Arkona, south of Talladay, east of Sanford, west of Gooding. T-20-30-300-003; T-20-30-300-002; T-20-30-200-009; T-20-30-200-008; T-20-30-200-004; T-20-30-200-012; T-20-30-100-005; T-20-30-100-004; T-20-19-400-002; T-20-19-400-001; T-20-30-100-003; T-20-30-100-002; T-20-30-400-006

Sergio Trevino – Representing Railsplitter presented slides of the proposed Phase II of the project. These included a map, what the construction would be like, taxes and jobs it would bring to the area, setbacks, avoiding tree lines and wetlands, buffers and other projects under review or constructions. They also have started talking with adjacent home owners. Afterwards he answered questions from the commissioners including lifespan, areas zoned for mobile homes, setbacks, size of panels (3' x7' times approximately 600,000 units),and decommissioning retentions funds. Chair Yurk began to open to public comments when Vice Chair Woolf suggested we table to item 9, Public Comments so not to repeat comments.

c. Election of Secretary

Discussion then moved to Election of Secretary for nominations with Commissioner Hurd offering her name.

Moved by Yurk, supported by Hall to elect Commissioner Hurd as Secretary. Motion passed unanimously.

9. Public Comment

Public comments opened at 7:42 P.M. Comments or questions were made about the solar project by: Debra Fuqua Frey, Trustee – McKeon Road – Inquired how many homes were adjacent to the solar farm development.

Richard Hamill - McCrone Road - More information, Phase I and II, and setbacks – Planner Kreps stated this is preliminary and Phase I is in the 3rd of 4 steps which started in 2014.

Jesse Carpenter – McCrone Road - Wanted to know areas more would be planned

Chair Yurk called 3 times for comments and closed public comments.

Sergio Trevino – Representing Railsplitter asked to answer questions brought up. He started that they have taken over Phase I and now planning Phase II. There are 10 adjacent homeowners not part of the project.

Commissioner Hall again brought up the setbacks stating previous discussions kept a 500' setback from homes. Mr. Trevino said they would in most cases. Setbacks require 50' from property line and 75' from homes and they would voluntarily provide a minimum of 150' setbacks. They have picked this location because it's nearby transmission lines.

10. Communications:

Commissioner Hall said that the Township Board was looking towards a July open house for the new fire hall.

11. Adjournment

Moved by Yurk, supported by Hall to close meeting 8:01 PM. Motion passed unanimously.