

NORTH EAST TOWNSHIP PLANNING COMMISSION

Monday May 1, 2023 7:25 P.M.

Minutes

Call to Order: Vern Frye called the meeting to order at 7:25, after PC members left the public hearing on the Edgewater Beach project at the Supervisors meeting. Vern, Char, LeAnn, Matt, Dennis and Jay were present.

Minutes of the April 3, 2023 meeting were reviewed. Char motioned for approval; Matt seconded. Approved.

Old Business: No old business was discussed.

New Business:

1. Chris and Levii Beardsley presented their plan to subdivide parcel 37-022-094.0-016.01, located on West Law Road between Meehl and Williams Roads. They are interested in dividing out a one-acre parcel with frontage on West Law Road. This site has public water and sewer. There were no issues with this request. Char motioned for approval, Dennis seconded, approved.

Preliminary A-2.

Variance Hearings: None

Discussions: Solar energy –Vern mentioned that he talked with Bob Jeffreys, who said that we should go ahead and approve this conditional use draft if we want. He had no concerns, although there was still no progress at the State level.

Grif Jones, Project Manager-Solar Development from Clean Choice Energy and Hazel Kirschner (property owner) and her son, Dean were present. Grif showed revised plans that indicated fencing around the two solar arrays, which would allow for wildlife to traverse the property along the road between the two solar arrays. He also noted that they have raised the fencing 6" off the ground to allow small wildlife (but no children) to pass through, per our request.

Vern mentioned that we have discussed the required draft conditions, Grif reviewed these conditions and had no issues with them, other than suggesting that we change the term "community solar facility" to a "5-megawatt AC facility".

Matt will make these changes throughout the document and forward them to the PC members for review. Grif and Hazel were told that they should proceed with the Conditional Use permit application process started on August 1, 2022. The conditions will be included as an attachment to the Planning Commissions approval at that time. Clean Choice Energy is required to notify neighbors of the project to allow for public comment at the June 5, 2023 PC meeting. Jay reminded Grif that they needed to present the stormwater management plan to the Twp engineer, and even though they worked around the wetlands on the site, they should submit plans to Erie County for approval.

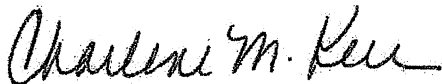
Jay will provide Grif with the contact info for that submittal. The NPDES permit has not been started yet, as Grif was waiting for this preliminary approval to start that process.

Walk-Ins/Other Items:

Dennis brought up the subject of the Supervisors not approving the Short-term Rental ordinance that they asked us to develop and which we did over several months. It appears they did not like the \$50 fee, although Supervisor Neff said he did not like anything about it. No feedback was provided to the PC to make any changes or to discuss their concerns. Dennis pointed out that we are trying to do some planning for the betterment of the community rather than just approve lot splits. Vern agreed that the Supervisors appointed good people to the Boards and that they should rely on them but he had no answers for the Supervisors' actions. Matt asked that if the Supervisors don't like the draft, they should change it or send it back for the PC to change. Dennis suggested that if we do something like this again, we should be given the opportunity to present it to the Supervisors before they take action.

There were no other issues to discuss.

Adjournment: Char motioned for adjournment.

A handwritten signature in cursive script that reads "Charlene M. Kerr".

Charlene M. Kerr, AICP
Secretary