

**Williams Township Planning Commission
Regular Meeting
February 3, 2014**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday February 3, 2014 at the Township Hall.

The agenda is attached Exhibit A.

I. Call to Order & Roll Call

D. Behmlander called the meeting to order at 7:00 p.m. Present: D. Behmlander, T. Paige, C. Adams, J. Hurt, D. Putt, S. Villaire and A. Torres.

Also Present: J. Hammond, Township Attorney. Others present are indicated on the sign in sheet, attached Exhibit B.

II. Pledge of Allegiance

The Pledge of Allegiance to the flag was said in unison.

III. Open to the Public

No public comment.

IV. New Business

A. Solar Energy Ordinance

The Planning Commission is in the process of devising zoning regulations which will allow solar energy systems to blend into the community. An ordinance amending Williams Township Ordinance No. 33, the Township Zoning Ordinance, by adding provisions to address the permitting of attached and freestanding, small, medium, and large solar energy collection devices. Some of the provisions that were discussed include:

- Provides definitions for "Solar Collection Devices - General", "Solar collection Devices - Attached", "Solar Collection Devices - Small Freestanding", "Solar Collection Devices - Medium Freestanding" and "Solar Collection Devices - Large Freestanding";
- Permits attached solar collection devices in all zoning districts;

- Allows small freestanding solar collection devices as a special use in all zoning districts;
- Allows medium and large freestanding solar collection devices in the AG and IND zoned districts; and,
- Provides approval standards for solar collection devices addressing - height, setbacks, screening, drainage, glare, installation, inspections and abandonment.

There was a lengthy discussion among planning commissioners regarding solar devices.

It was discussed that J. Hammond make a change to approval standard 24 regulation #2 that the total area of all solar collection devices attached to a building should not exceed more than 50% the total surface area of the roof.

It was also discussed to change Approval Standard 24 regulation #11 to apply only to freestanding solar collection devices.

It was requested that J. Hammond obtain a copy of Union Township's solar ordinance.

V. Adjournment

A motion was made by C. Adams and seconded by D. Putt to adjourn the meeting at 8:35 p.m. 7 Ayes. 0 Nays. Motion Carried.

Pam Reinhardt, Williams Township Deputy Clerk