

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

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday March 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,, J. Hurt, S. Villaire and A. Torres. Excused: C. Adams and D. Putt.

Also Present: B. Klemish, Williams Township Zoning Administrator, and 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.

D. Putt arrived at 7:04 p.m.

**IV. New Business**

**A. Solar Energy Ordinance**

The Planning Commission is in process of reviewing the revised draft of the solar energy ordinance provisions. This is an ordinance amending Williams Township Ordinance No. 33, the Township Zoning Ordinance, with provisions to address the permitting of attached and freestanding, small, medium, and large solar energy collection devices. Some of the revised standards include:

- Approval Standard 24 dealing with applications in AG and R districts is changed to clarify that the Planning Commission or Zoning Administrator, where applicable, must insure that the applicant complies with the approval standards;

- Standard (2) of Approval Standard 24 is changed to limit the total area of all attached solar collection device to 50% of the total surface area of the roof;
- Standard (6) of Approval Standard 24 is changed to specify that the Township Board makes the decision whether to hire a professional to assist in the review of an application ;
- Standard (11) of Approval Standard 24 is changed to apply to freestanding solar collection devices only; and,
- Approval Standard 15 dealing with applications in the C, OF, LI and IND districts is changed in the same ways as Approval Standard 24 which relates only to the AG and R districts.

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

The planning commissioners would like J. Hammond to add the following provisions to the ordinance:

- Prohibit any attached roof solar device to be on any side that is facing the road.
- Flat roof installations may not project higher than the parapet wall surrounding the roof or must be screened.
- If the attached solar panel on a flat roof is properly screened then it will be allowed to cover more than 50% of the total surface area of the roof.
- Freestanding solar panels cannot be higher than 6 feet in height.
- Require an engineered drawing to show that the roof will hold the weight of the panels.
- Freestanding devices shall be limited to the square foot coverage of 2% of lot area or 360 square feet, whichever is less.
- Provide for commercial businesses attaching solar panels to multiple buildings for the sale of excess energy .

**V. Any Other Business**

**A. Election of Officers**

A motion was made by S. Villaire and seconded by D. Putt to elect the current officers.  
6 Ayes. 0 Nays. Motion Carried.

**VI. Adjournment**

A motion was made by D. Putt and seconded by T. Paige to adjourn the meeting at 8:05 p.m.  
6 Ayes. 0 Nays. Motion Carried.

Pam Reinhardt, Williams Township Deputy Clerk