

Hartford Township Zoning Board
Meeting 1/31/2023, 7:00pm

Present:

Jeff Boudinot, Zoning Inspector

Jesse VanFossen, Board Vice President

Keith Wilson, Board Member

Karl Judy, Board President

Leanne, Board Secretary

Rick Rosshirt, Alternate Board Member, substitute for Nick Severance

Call to Order

Pledge of Allegiance

Reading of Previous Minutes (9/21/22)

Approval of minutes. Jesse motion to approve, Keith second.

Old Business

- None

New Business

- Applications for solar
 - Jeff: Need application form for solar zoning permit.
 - Jesse: Is zoning going to regulate?
 - Jeff: Setbacks are key for zoning
 - Leanne: Should there be different setbacks for different volumes of panel?
 - Keith: Where is the line drawn for volume?
 - Jeff: price for roof, price for yard array, price per acre. But no setbacks on acres.
 - Jesse: Setback should be same regardless. Existing book states: "Panels cannot be in front yard. Power inverter built 150' from neighboring house."
 - Jeff: Setback in side or rear yard.
 - Keith: 1 MW output requires roughly 10 acres of land.
 - Jesse: Needs decommissioning plan and escrow account. To protect landowners, neighbors, and township.
 - Jeff: No setbacks on roof. Side yard = 80 feet. Front yard = not permitted (must be behind house). Rear yard = 80 feet.
 - Anything over 3 acres of panels qualifies for commercial setbacks.
 - Commercial setbacks = 300 feet off road; 500 feet from inverter to any dwelling.
 - Jeff: Location of equipment (batteries, inverters, etc.) included on application for Fire Department records.
 - Application also include information on entity maintaining units.
 - General discussion: Decommissioning and escrow/bond plans for commercial permits. Who is in charge of account, who enforces? How is it handled if original landowner sells or passes away?
- Officers
 - Jesse moved to keep same slate of officers. Keith second.

Motion to adjourn: Leanne motion, Rick second.