

**Planning Commission Meeting Sunrise Township
Royal Wilcox Community Center, Sunrise
Tuesday, November 12, 2019**

The Sunrise Township Planning Commission meeting was called to order by Chairperson Greg Strom at 7:00 p.m. The Pledge of Allegiance was recited.

Planning Commission Members Present:

Greg Strom
Charlotte Wilcox
Ted Krause
Brian Geisbauer
Tom Chaklos

Clerk: Wendy Kowalke
Ex-Officio: Eric Leivian

Others Present:

Carl Peter "Pete" Johnson Courtney Pelissero, Coral Bells Solar

Adopt Meeting Agenda: Motion by Tom Chaklos, second by Ted Krause to adopt the November 2019 agenda. Motion carried.

Meeting Minutes approval of October 2019: Motion by Tom Chaklos, second by Ted Krause to accept the October 2019 meeting minutes. Motion carried.

Coral Bells Solar IUP 1 Megawatt Solar:

Courtney Pelissero stated there is a lease for 25 years and there are extensions in place to extend up to 3 times for 10 years per extension. East side and south side of the property will be screened. It is the intent to own and operate this project. This site will be managed electronically with cameras and contract locally vegetation management. It is about 25 to 50 feet between the lease lines. Coral Bells Solar is working with US Solar to share their access so they do not have to create another access. The decommission plan says it will go down to 48 inches. Motion by Tom Chaklos to exclude the salvage value of the equipment from the decommission plan and increase the decommission plan by an additional \$30,000.00; after discussion Tom Chaklos retracted his motion.

Motion by Greg Strom, second by Brian Geisbauer to deny the Coral Bells Solar IUP request.

Although the project may meet current County Zoning ordinances, Sunrise Township is bearing the brunt of the negative impacts that these solar gardens bring to our County.

Besides negatively impacting the aesthetics of our Township for the next 20 years, we have seen property values negatively affected, cropland taken out of production, increased electrical costs, tax increases due to federal subsidies, wildlife disrupted and even conflicts among neighbors.

The only one seemingly to benefit from the solar projects are the project landowners – who may be enjoying the financial windfall – but at the same time are burdening the rest of the Township with the negative impacts.

As part of this Motion, we urge the Town Board to prompt the County to place a moratorium on all future Solar Gardens until the impacts can be assessed AND to allow a referendum to let the voters decide if any future projects should be allowed. All in favor - Motion carried.

Charlotte Wilcox state she has only accepted these solar IUP's because that is the only way to have township input. Brian Geisbauer is wondering what percentage of them live in our township. Courtney Pelissero said there is no impact for this solar garden.

Motion by Tom Chaklos, second by Ted Krause to adjourn at 7:40 p.m. Motion carried.

Attest: Wendy Kowalke, Clerk

Chair, Greg Strom