

<p>Open Meeting: Time 7:00 p.m.</p> <p>Pledge of Allegiance</p> <p>Roll Call: Steve Aguinaga; present, Mark Baranowski; excused, Corey Miller; present, Larry Moquin; present, Florence Sawicki; present.</p> <p>Accept Agenda: Steve Aguinaga made the motion to accept the agenda, seconded by Larry Moquin. All in favor, motion carried.</p> <p>Approve Minutes from April 12, 2018: Larry Moquin made the motion to approve the minutes, seconded by Corey Miller. All in favor, motion carried.</p> <p>Public Hearing Opened at 7:03pm</p> <p>A. Case #2018-02: 818 Miller Rd: SA asked two neighbors to the south if they had any problems with the solar panels being installed. The neighbors stated no. They just don't want it on their property line. SA asked the representative from PowerHome Solar what type of equipment is needed to service the panels. The representative stated probably a trencher but nothing more. The company usually needs a service van and box truck. They do not use any type of heavy equipment. LM asked the angle of the panels, the representative stated 35 degrees. LM asked how long the panels from the 6ft edge to the top edge. LM asked how far the footing is from the 6ft lowest edge. The owner said the support posts are at the center of the array. The array, accounting for the tilt, is 9.7ft. The center post is approx. 4.5 at the lowest edge. LM stated, in effect, the real mounting is another 5 ft in from the property line. FS asked where the existing grounding electrode system were going to be. The representative stated that it depends on the location and he is not an electrician. FS asked how many service boxes. The rep stated one box. LM asked if that would be the only grounding, the rep stated yes. LM asked again why that location on the property was chosen and why couldn't it be extended another 10ft. The resident stated he appreciates the feedback from the last meeting. He feels the placement of the array presents a hardship, the old aerial maps did not show the cropland, mature trees, built soil, marsh areas, a greenhouse, and a county drain to the north. The viable areas to support it are slim. The house roof is not suitable because the orientation of the roof. Because of all these factors, and the drainage ditch, the few areas that are open enough to support are either to marshy or are in use of growing crops for the business which could include losses of up to \$5,000.00 annually. LM stated that they are operating an AG business off of this property. The owner stated they have an organic farm that they sell at farmers markets and for their own personal use. FS asked the nearest crossroad. The owner stated Gilbert Rd. LM asked how far the greenhouse was from the property line. The</p>	<p>Roll Call</p> <p>Accept Agenda</p> <p>Approve Minutes</p> <p>Public Hearing Case # 2018-02</p>
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owner stated 25 ft. on one side and excess of 25ft on the other side. LM also asked if trenching would upset any of their underground lines. The owner stated no. FS asked what the inverter size would be. The rep stated a 5k inverter. LM asked, when trenching, will it be bare cable or with conduit and who does the electrical. The rep stated he believes conduit would be used and the company uses their own electricians in the area. FS asked how deep the pillars go into the ground. LM stated it looks like they go 4ft deep. FS asked for anything else the owner would like to share. The owner said they discussed everything. FS asked when they plan to start the project if approved, the rep stated within a month. CM asked if trees or brush were to the north. The owner stated there are trees approximately 25 ft tall and will be taken down shorter. LM asked how many trees and what type. One maple, 2 poplar and several bushes. LM asked to see the more accurate drawings of the trees from the owner. LM asked how far they were from the property line. The owner stated more than 25ft. FS asked how many trees would be taken down, the owner said 2 trees would be shortened only. The neighbor at 764 Miller Rd. wants to make sure they are far enough from the lot line. The owner stated that the solar panels will be 6ft off the ground in case of hedges and far towards the east side where the hedges fade out. The neighbor said she doesn't mind if the hedges are trimmed but she doesn't want them removed. Another neighbor stated that it is too marshy and no way they could put posts there. CM asked what the ground was like where they want to place the panels. The owner stated it is one the higher points on the property. CM asked if they will continue to trim the trees. The resident plans to use the trimmings as trellis supports. SA motioned to close the meeting at 7:26, seconded by LM.

Public Hearing Closed at 7:20pm.

Roll Call: SA- Yes. The owners have addressed some of the issues he raised, the importance of the project to the owners and because it will be 15ft away from property line. CM – No. The owners did address making the panels further from the property line, although he feels the neighbor seems concerned. He feels they could move it another ten ft. LM – Yes. He appreciates the completeness of the drawings and that was part of his problem with approving last time. He feels the important structure piece is the post. The owner stated the biggest concern is if they put it 25ft from the property line, they will not be able to drive on the only road that they have to get to the south end where they gather all of their vegetables. LM stated for clarification, between the 3 trees and solar array, there is room to pass a vehicle. The owner stated yes. LM stated that because they are a working organic farm that is what makes this a unique case. They have tried to respect the setbacks as much as possible. FS – No. She feels the owner has not shown any real practical difficulties or unnecessary hardships at this time. I think the variance at

<p>this time from our zoning ordinance would be contrary to the interest of the public of Riley Township.</p> <p>SA asked if all votes were solid and not changing them. One thing that merits discussion from the last meeting. LM went to the PC raised the question of reviewing the ordinance and the PC decided it did not need to do so at this time. SA questions whether this is even a permanent structure. LM is not sure whether they have the Right to Farm Act. He feels there is enough uniqueness to this case. The neighbor asked exactly where the panels would be placed. She stated that where the panels would be placed she will not be able to see them. CM – with the additional information brought forth, I change my vote – Yes. The new status of the vote is 3 to 1 in favor of granting the variance.</p> <p>Old Business: N/A</p> <p>New Business: The next ZBA meeting will be held on August 9th @ 7pm.</p> <p>Comments from the Audience: N/A</p> <p>Next Regular Meeting: August 9th @ 7pm.</p> <p>Motion to adjourn made by Florence Sawicki, seconded by Larry Moquin. All in favor, motion carried.</p> <p>Meeting adjourned at 7:50pm.</p> <p>Respectfully submitted by,</p> <p>Heather Panches-Miller, Recording Secretary</p>	<p>Old Business</p> <p>New Business</p> <p>Comments</p> <p>Next Meeting</p> <p>Adjournment</p>
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