

Washington Township Planning Commission
November 11, 2024 Meeting Minutes
Regular

Attendees: Lavern Brown – Chairman Charles Maguire - Secretary Wayne Thomas – Vice Chairman
Richard Young – Member Other Attendees - Chris Watts, Lawrence Xing, Caleb Light

Lavern called the meeting to order at 7:04pm.

The previous regular meeting minutes were reviewed. Wayne made a motion to approve the minutes, seconded by Richard. All were in favor and the motion passed.

Public Comments: None

New Business: None

Old Business:

Esh Solar project: Chris presented the status of the project. Charles made a motion that we find the Esh solar farm project has complied with necessary requirements and was reviewed satisfactorily. Richard seconded the motion and all were in favor.

Hoover Ag operation: Caleb presented the plans and discussion of the project. Each house holds 15,000 pullets for a total of 45,000 for the 3 houses. The manure is planned to be exported off the property at least until it gets used on the farm as fertilizer. The manure is expected to be taken out of the houses each 18 weeks when the pullets are finished. Concern for neighboring properties and mountain view terrace 2700 feet away. Possibility that Berry mountain will likely shift prevailing winds towards the east or north east. See 27-1218. There should be more information provided per section 1 C, manure management plan and adjoining properties impact statement/wind, perhaps resident notification.

Charles made a motion to recommend approval contingent on satisfying remaining items with special attention to 27-1218 regarding manure management plan, odor impact and public notice of conditional use. Seconded by Wayne and all were in favor.

Solar ordinance Error: discussion that the solar ordinance contained an error regarding principle solar being in agriculture. See clip of Ag section below.

Charles made a motion to recommend the solar ordinance be amended to correct it to the original agreed to intent by removing "F. Principal solar energy systems" from 27-404 special exceptions. Seconded by Richard and all were in favor.

A motion was made to adjourn the meeting by Richard, seconded by Wayne. All were in favor and the motion passed.

Respectfully Submitted,
Charles Maguire – Secretary

Clip of page 1 with context of the error for reference:

SECTION 1: The Washington Township Zoning Ordinance ("Washington Township Zoning Ordinance"), is hereby amended by adding to sub section's:

• PART 4 AGRICULTURAL DISTRICT (A)

§27-402 Permitted Uses

ADD Q. Accessory Solar Energy Systems (ASES) in accordance with PART 12;

§27-404 Special Exception Uses

ADD F. Principal Solar Energy Systems (PSES) in accordance with regulations in §27-1228.