



# **Minutes**

## **August 4, 2022**

### **Tipton County Plan Commission**

The Tipton County Plan Commission held its regularly scheduled meeting on Thursday, August 4, 2022, in the 1<sup>st</sup> floor meeting room of the Tipton County Courthouse, 101 East Jefferson Street, Tipton, Indiana.

President Jason Henderson called the meeting to order at 6:00 p.m.

#### **Roll Call**

Members in attendance: Tracey Powell, Jason Henderson, Jim Purvis, Doug Heron, Carroll CoHee, Gary David, Jovon Rayl, Matt Tebbe and Michelle Owens (non-voting city liaison).

Members absent: Jeremy Bennett

Staff in attendance: Steve Niblick, David Langolf Smith, and Judy Coker.

Staff absent: none.

#### **Modifications to agenda**

a) Jason Henderson added legal counsel discussion to new business.

#### **Minutes**

Jim Purvis made a motion to approve the minutes of July 7, 2022, as presented; seconded by Carroll CoHee. Motion carried 8-0.

#### **Public Hearings**

None.

#### **Reports**

a) Staff Reports

Steve Niblick presented the permit report for July. Judy Coker presented the complaint report for July.

#### **Old Business**

a) Solar Moratorium and Regulations Discussion

Jason Henderson opened the discussion concerning commercial solar regulation, the use table, buffer yards and performance and maintenance bonds.

Jason Henderson asked Steve Niblick to add language in the ordinance under section concerning drainage and maintenance, regarding replacing and maintaining all buffering requirements. Jim Purvis stated that the zoning ordinance, which would be the overriding document, does require plants in the buffer yard that do not live or are destroyed to be promptly replaced. Jim Purvis stated that he feels this language to be vague and likes the idea of adding more concrete language to the solar ordinance.

Jim Purvis directed the board's attention to page four, letter E, concerning historic building and the local Historic Preservation Commission. Jim Purvis pointed out the Tipton County does not have a local Historic Preservation Commission and asked if the board members are happy with that paragraph.

Jim Purvis noted that the first line of page seven talks about something being stated in Section V.A.2 below but stated that there is not section V.A.2 below. Steve Niblick stated that this is probably something that slipped through.

Jim Purvis questioned whether the board would allow these projects to be exempt from post-construction stormwater management controls. Jason Henderson stated that none of the adjoining counties do not require any stormwater storage on their projects because when you do the ground calculations, more water is stored on site than there is when you are farming the land. Jason Henderson further explained that the ground underneath the panels holds more water than cultivated land.

Jim Purvis questioned on paragraph E, power and communication lines, whether it should be at the discretion of the zoning administrator to make the decision to allow the power and communication lines between the project and point of interconnection with the transmission system to be overhead, if burying the lines is not feasible. Jason Henderson pointed out language in paragraph 5, on page eight, that says the system shall confer with the Executive Director, County Surveyor, County Engineer and any other appropriate regulatory authority. Jason Henderson suggested adding this line to paragraph E, power and communication lines, on page seven.

Jim Purvis noted that in second paragraph of section 5, on page eight, it states that the applicant shall submit a plan for the operation and maintenance of the solar energy system. Jim Purvis questioned who the plan gets submitted to. Steve Niblick stated that this plan would be a part of the Development Plan, which would be submitted to the Plan Commission for review. Jim Purvis asked for some clarifying verbiage in the second paragraph of section 5, on page eight that explains where the plan would be submitted. David Smith suggested adding language that stated the submission would be a part of the development plan approval process.

Jim Purvis asked for clarification of the verbiage in paragraph D, on page nine, specifically, why anyone would choose option B. David Smith explained that under certain circumstances, option B could be less costly than option A.

Doug Heron asked about the lifespan of solar panels and if 125% of today's removal cost would be sufficient in 25 or 30 years. Steve Niblick explained that a new engineer's estimate for decommissioning and removal of the system must be provided to the Executive Director every three years.

Carroll CoHee asked if both the on-grid and off-grid solar systems could participate in the buy-back program, and if that would make them all on-grid systems by definition. Steve Niblick stated that this is where the grid-tied definition comes in, but the large-scale commercial systems would be systems that are off-site, with the sole purpose of producing energy for the grid. Steve Niblick explained that this ordinance does a good job of defining on-grid, off-grid and grid-tied systems, and providing standards for each type of system.

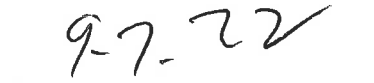
### Public Comments

So Young Park, Samsung C&T, came forward to introduce herself and her company's interest in solar development in Tipton County.

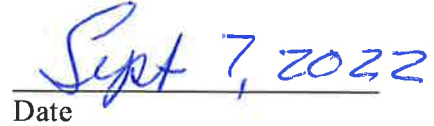
### Adjournment

There being no further business, Matt Tebbe made a motion to adjourn the meeting at 7:09 pm; seconded by Carroll CoHee. Motion carried 7-0.

  
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President

  
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Date

  
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Executive Director

  
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Date