

Joint County Commissioners-Plan Commission Workshop
April 19, 2023
Discussion points and suggestions

1. SECS-3, Approval process
 - Development Plan review should always be a public hearing, not just a Commission review.
 - Include responsibility for specialized technical review, independent legal counsel, etc. as a pass-through cost to applicant/developer.
2. SECS-4, Permitted zoning districts
 - Are these zoning districts for a solar overlay appropriate? Double check in more detail.
 - The 10-acre “doughnut” is good but extend the concept to not just those properties entirely surrounded but also those that could have solar facility on 2 or 3 sides.
3. SECS-6, Development standards
 - B. Minimum setbacks should be increased.
 - C. The minimum separation between noise generating equipment and noise sensitive receivers should be revised. Lowering the maximum noise level and changing measurement point from wall of structure to the property line are suggested.
 - D. Height should be reduced from 25’ to reduce visibility. 20’ may be more in line with other communities.
 - F.1.a. Buffering. The additional buffering required should be measured from the property line only, not be a sliding scale or a separation between structures. The buffer distance should mitigate aesthetic impacts as much as possible.
 - F.1.b. Landscape screening. Re-review if the tree screening is sufficient for the level of buffering desired.
 - F.2. Buffering to non-residential properties and buffering for those residential properties across road and railroad rights-of-way should be re-reviewed.
 - H.2. Have there been any agrivoltaic projects come up since last year to use as a model?
 - J.2. Is there special firefighting equipment needed for solar equipment fires? Should fire suppression systems be integrated into any facility?
 - L. Maintenance of the facility and repair of broken panels should be more specific. Add a deadline for making repairs.
 - M.1. Damage to storm drains should be identified and reported immediately. There needs to be a deadline for repairs once detected.
 - M.3. Is a 2-year post-construction bond long enough to identify construction-related damage?
 - N.1. The maximum noise level should be reduced and be measured at the property line. Evidence of compliance should be the responsibility of the operator.