

Gilford Township

Zoning Ordinance Public Hearing and Regular Meeting Minutes

7:30pm, March 13, 2023

1. Opening of Meeting and pledge

2. Roll Call

Gruber, Prime, Kaijala, Dohrmann Present Houghtaling Absent

3. Opening of Public Hearing

4. Summary of Draft Ordinance

- a. **Revised Section 13.19(A)(2), (3), and (4), regarding definitions, to remove references to roof-mounted SES (no longer to be regulated). In addition, Section 13.19(A)(2) was revised to clarify that solar powered lights used to illuminate walkways, gardens, and similar landscape areas that do not exceed one (1) sq. ft. in solar panel area, shall not be construed as a Small SES.**
- b. **Revised Section 13.19(E)(1) to establish an exclusion zone in the Gilford area, and to clarify that Large SES are permitted in the A-1 District only – an unintended omission in the originally adopted Ordinance.**
- c. **Revised Section 13.19(G) to expand the scope of roof-mounted SES exempt from the need for a zoning permit – not just those systems that are shingle-like in general character). Section 13.19(G) was also revised to clarify that while roof-mounted SES are not subject to a zoning permit, they must still comply with the applicable standards in Section 13.19 (subsections (C)(3) and (D)(3)).**
- d. **Adjusted setbacks and made similar to neighboring township’s current ordinances.**
- e. **Addressed landscape concerns such as grass length and landscape provisions.**
- f. **Addressed fencing requirements.**
- g. **Ensured defined decommissioning plan was in place.**

5. Public Comment

- a. In regards to large SES. Is there a maximum?
- b. Does the large SES have provisions for no soil removal?
- c. Page 3 of posted changes. Noted trees within five feet of a lot line.
- d. Page 3 of posted changes. #3 reduction of required plantings based on 3 years of development
- e. Setbacks of a lot line (50ft) vs a structure (350ft)
- f. Public concerned about amount of energy development in the township.
- g. Questions for exclusionary zone
- h. Fencing setback requirements

6. Deliberations on Draft Zoning Ordinance

- a. Planning commission deliberated on noted public concerns. Commission decided to send additional questions out for consultation. Commission plans to have a work meeting upon receipt of correspondence from consulting firm. Amending the ordinance is tabled.

7. Close of Public Hearing Meeting

Regular Meeting

1. Open Meeting
2. Reading of Minutes- December 12, 2022
Motion made by: Kaijala 2nd: Prime. Motion carried unanimously.
3. Old business
 - a. Solar ordinance- Moratorium on Solar Development still in place until 6/12/23
4. New Business
 - a. non
5. Public Comment

6. Next regular meeting 6/12/23 @ 7:30pm

7. Adjournment @ 8:56pm