

Lamar Township Supervisors' Burrell Road Bid Opening and Work Session of August 21st, 2024:

Present: Wade Vonada – Chair, Larry Rhine – Vice-Chair, Dan Chappell – Supervisor, Tracy Roberts – Secretary/Treasurer, Shawn Brungard, Victor Marquardt (Code Inspections Inc), Tibben Zerby (Century Engineering)

Work Session Called to Order: W. Vonada called the bid opening and work session to order at 10:00 AM.

Burrell Road Bid Opening:

HRI, INC - \$59,500.00

Masters Excavating, LLC - \$29,900.00

Toner Trucking & Excavating - \$24,600.00

All bids will be sent to Dirt and Gravel for review and approval.

Racetrack Complaint Letter: T. Roberts stated that the township received a letter for the supervisors to consider reevaluating the rules for the racing times at the Clinton County Speedway. T. Roberts stated this had been the only formal complaint made to the township. W. Vonada said he has received phone calls about the races also.

Whitetail Estates II – Follow Up: T. Roberts stated that as of this morning, BJ has yet to get in touch with Randy or the Township about his review. D. Chappell stated that he told BJ that we have been getting a significant amount of pressure from the residents to stop extending the stuff because it's been going on for too long. T. Roberts stated that Whitetail Estates II does have 2 separate letters of credit for the project. W. Vonada questioned if we can pull their letter of credit to hire someone to finish the as-built. D. Chappell suggested that we hire an engineer and do all the calculations. D. Chappell suggested getting an estimate on what it would cost so we know what we are getting into before we make that decision. W. Vonada made a motion to communicate with Randy to get an estimate on surveying the as-builts and to communicate with J. Lhota to use their funds to do this. D. Chappell 2nd 3/0. D. Chappell stated we will decide who we get the estimate from and then they can pretty much work with Randy.

Solar Farms within the Township: W. Vonada stated we need some type of solar ordinance because of all the interest. D. Chappell stated that there are two types of systems – ASES (Accessory Solar Energy System) which is on structures, which is private and then there's PSES (Principal Solar Energy System) which are often referred to as solar farm or commercial solar. The principal is our main concern at this point. Conditional use seems to be the way most people are going. We have talked about doing it in Highway Interchange and Light Industrial. We talked about not doing anything in Agriculture. V. Marquardt stated that he's been a part of many hearings on principal solar and accessory solar. There has been more recent concern with residential solar because of the battery up systems that are being installed. There hasn't been any ordinances created to prevent those types of systems. On principal solar energy, I think the first thing you want to do is determine where you want to have them. There's a couple of things to look at, a newer term, agrivoltaics, where they have solar panels that are kept up high and they keep that area underneath it for pasturing animals, not just to keep the vegetation down, that's what they will do now with regular solar farms, they will graze sheep to keep the vegetation down, they are keeping them high enough now to graze cattle underneath them. That's kind of one way to preserve the agriculture use, if you're going to put them in an ag district. V. Marquardt stated again, the first thing would be deciding where you

want to have them, how you want to allow them, whether you want them permitted in certain districts or restricted in certain districts, through conditional use or special exception. The other big concerns are screenings, do you put some kind of screening requirement on it. A big thing is the decommissioning of them. If these panels become obsolete, who's going to be responsible to get rid of them, most of them are doing that through decommissioning bonds, they would have to give you a figure on what it would cost to be removed, and then set the bond amount at 110% of that value and then reevaluate that bond every 5 years is what a lot of them are doing now. D. Chappell questioned if we wanted to discuss Accessory Solar, and V. Marquardt stated that they are looked at like any other accessory structure right now. V. Marquardt stated that you don't normally see principal solar on lots less than 10 acres. D. Chappell questioned if we are looking at something today, we basically we would start with where we want to allow them, and make that a conditional use, and then if somebody applies, we would address all of the concerns. V. Marquardt stated the easiest thing to do to get a solar ordinance would do just that, say you're going to limit it to principal solar energy systems are only allowed in these districts as a conditional use, and then just address everything else. D. Chappell stated that for starters, we would allow it in highway interchange and light industrial as a conditional use only, but we need to come up with more. W. Vonada stated that this is something we want to pursue, write notes down, turn them in, try to throw something together so we can have a hearing.

W. Vonada made a motion to adjourn the meeting at 11:49 AM. L. Rhine 2nd 3/0