

Marion County Planning Commission & Board of Zoning Appeals

Record of Proceedings

Special Meeting, February 13th, 2020

Members

(Present)

Derek Belton
Jim Schmidt
Mel Flaming
Kathy Inlow
William Kroupa
Glenn Thiessen

Members

(Absent)

Brad Vannocker
Dwight Flaming

Staff

(Present)

Sharon Omstead, Secretary
Brandon Meierhoff, Recording Secretary
Russ Ewy, Planning Consultant
Brad Gorsuch, Appointee
Chasen Gann, Appointee
Larry Cushenbery, Appointee

1. **Call to Order~** Belton called the meeting to order at 7:02 p.m. with 6 members and 3 staff present, 2 members absent. Also in attendance were 3 board appointees.
2. **Approval of Minutes~** In review of the October 23rd, 2019 minutes, Inlow states that 'Flaming' should be capitalized and June is incorrect, it should be July. Inlow made a motion to approve the October 23rd, 2019 Record of Proceedings with corrections. M. Flaming seconded, motion carried (6-0). Regarding the October 24th, 2019 minutes, Inlow states that on page 2, Dickinson should be changed to Marion. M. Flaming made a motion to approve the October 24th, 2019 Record of Proceedings with corrections. Thiessen seconded and the motion carried (6-0). Regarding the December 5, 2019 minutes, in the minutes approval portion, the word 'Special' should be struck. Inlow states 'are' needs to be taken out on page 2. Thiessen made a motion to approve the December 5th, 2019 Record of Proceedings with corrections. Inlow seconded, motion carried (6-0).
3. **Installation/Reorganization~** Omstead swore in Chasen Gann, appointed by District 1 Commissioner, Kent Becker; Larry Cushenbery, appointed by District 2 Commissioner, Dianne Novak; and Brad Gorsuch, appointed by District 4, Dave Crofoot. After the new members were seated, Inlow nominated Belton for President. Gorsuch seconded, motion carried (9-0). J. Schmidt nominated D. Flaming for Vice President. M. Flaming seconded, motion carried (9-0). Thiessen nominated Omstead for Secretary, seconded by Gann. The motion carried (9-0). Meierhoff was appointed recording secretary.
4. **Continued Discussion Concerning Marion County Regulations, Article 27- Wind Energy Conversion Systems~** Gorsuch asked what prompted the discussion to look at the regulations. Belton states there were concerns on the setbacks from non-participating property owners. Belton states that an amendment to the regulations would only be intended to affect new applicants, not existing wind projects. Ewy states that these setbacks are the bear minimum; an applicant can voluntarily increase the setbacks. Both companies that were recently approved for Conditional Use Permits have voluntarily increased setbacks. This was another reason we decided to take a look at the regulations. Ewy states at the last meeting he was tasked with looking at other regulations throughout the state. There was no consistency

in them. Each county is different. With the experience of the previous two wind conversion systems, we can take a look at the regulations and make changes if they are needed. Belton states that we need to take our time and make sure we get this right. If an application comes in we have different avenues that we can take to implement more strict setbacks. M. Flaming states that the other issue brought up was the sound level. It is hard to find the balance. Belton states people have the right to have it and the right to not want it. The board has to consider both sides. Gorsuch asks when the desired deadline to have the regulations updated. Belton states by the next application. Kroupa feels the board should take a pause. Ewy stated, that would have come from the Board of County Commissioners in the form of a moratorium. We could recommend it. Belton calls for a 5-minute recess at 8:05 p.m. The meeting resumed at 8:10 p.m. Belton asks that members to review the current Article 27 and bring their ideas to the next meeting. The hope is to have a draft by the April meeting that the majority of the board can agree upon. Then have a public hearing to act on the amendments at the May meeting. Gann states our focus should be on Section 27-105 since that is where most of the complaints are coming from. The Board agreed.

5. **Discussion concerning updating the PCBZA Bylaws~** Omstead handed out a redline version of the bylaws and reviewed the changes with the Board. Gann motioned to approve the changes, including the suggested changes in the sideline comments. Gorsuch seconded, and the motion passed 9-0.
6. **Off Agenda~** Omstead states there has been an application submitted for a vacation petition at Eastshore.

Most members of the board will not be able to meet on the 27th of February. There is a consensus to reschedule the meeting to March 5th, 2020.

7. **Adjournment~** Motion to adjourn made by Gorsuch, seconded by Schmidt. Motion carried (9-0). Belton adjourned the meeting at 8:50 p.m.

Passed and Approved (Date) _____

Derek Belton, Chair

Attest:

Sharon Omstead, Secretary