

CITY OF PERU BOARD OF ZONING APPEALS



Board of Zoning Appeals

Special Meeting

Thursday, February 6th, 2020

6:00PM Common Council Room

BOARD OF ZONING APPEALS

Call to Order- Scott Wilson- 5:55 p.m.

ROLL CALL: Brent Wedding (P), Dave Moon (P), Myke Wilson (A), Scott Wilson (P), Joe Molyneux (P)

READING & APPROVING PREVIOUS MONTH'S MINUTES

Motion to waive the reading and accept the minutes- Dave Moon. Joe Molyneux 2nd.

OLD BUSINESS:

None

NEW BUSINESS:

- Elections for chair for new year
 - Dave Moon nominated Scott Wilson for Chair
 - Brent Wedding 2nd
- Election for Vice Chair
 - Scott Wilson nominated Brent Wedding for Vice Chair
 - Joe Molyneux 2nd
- Special Exception for parcels 52-08-29-300-002.000-015. This parcel is zoned A-3 and IMPA is wanting to place a solar park on this land. This parcel is owned by Fletcher Durbin and contingent upon the approval for special exception, IMPA will be purchasing the property.
 - Scott Wilson 1st. Brent Wedding 2nd.

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- Motion to pass: 4-0
- Fence Variance for parcels 52-08-29-300-002.000-015. IMPA is wanting a 7-foot fence instead of the 6-foot fence.
 - Scott Wilson 1st. Joe Molyneux 2nd.
 - Motion to pass 4-0.

PUBLIC COMMENTS:

Patrick Gretzinger had many concerns about the solar park. He was worried about the fence being close to his father's property and his family feeling like they would have the same view as the "Miami County Correctional Facility" with the 7-foot fence and barbed wire on top of the fence. Emily explained that the fence would be about 290 feet away from the Gretzinger dwelling. Patrick asked "why this location?" Emily explained that they had looked at other properties, but when looking at locations, prices and accessibility for Peru Utilities outlet, this site was the best one they had found with all the restrictions they needed to keep in mind. He was also worried about the site the panels would give the family when they looked out the kitchen window. Emily assured him the panels sit at least 16 and a half inches off the fence line, and IMPA is willing to work with the Gretzingers about trying to buffer the site out their windows. John Gretzinger was worried about IMPA's fence up against his driveway in case of a serious snow situation. He said their driveway was about 15-20 feet wide and was worried about how close IMPA's fence would be. He also wondered if they were making their own driveway into the solar park, which IMPA plans on doing on the west side of the properties. John also wondered what would happen to the high capacity well that is on the property, if someone needed or wanted access to it. Emily explained that without complete plans in place yet she could not fully answer that question, but IMPA would be willing to have a conversation with that person or persons wanting access. A representative from Rock Hollow asked a few questions about the regulated drain and about the diagram for better understanding about what IMPA is wanting to do. Dave Moon asked a question about the reflection the panels may give on a sunny day. Emily informed him that these panels are designed to absorb the sunlight

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making very little to no glare. Patrick then asked about the land on the south side of the well, saying that it is has hills and a lot of trees and if IMPA was building there. Emily wasn't positive again without having the complete and finished plans for the park. She said that if they do take down the trees anybody wanting the wood would be able to have free reign. John asked about the life expectancy of the panels. Emily explained that the modules are warranted for power performance for 25 years expectancy. But with that being said IMPA can see this solar park lasting much longer than that. Patrick then asked if this project became closed, would the property become idle or would they be required to take everything off the land to make it bare again. Patrick was then worried about the rate payers and he heard it did not benefit them. Emily explained that it is a long-term benefit to keep electric rates the same for rate payers.

ADJOURNMENT:

6:46 p.m. Brent Wedding 1st. Joe Molyneux 2nd.

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