

***Pulaski County Advisory Plan Commission***

Pulaski County Highway Garage

Winamac, Indiana

Monday, June 22, 2020

**Meeting Minutes**

Present: Bob Keller, Lawrence Loehmer, Jerry Locke, Tyler Gutwein, Mike Tiede, Phil Woolery, Ray Franko, Abby Dickey, Matt Rausch, Doug Hoover, Karla Pemberton, Nathan Origer

Call to Order: 7:00pm Lawrence call meeting to order

Approval of Agenda: Phil motions to approve, Jerry 2nd

Approval of Minutes: N/A

New Business: Review Commercial Solar Ordinance & Fee Schedule: Kevin Parzyck & Nick Cohen (with Global Energy Generation) representing Mammoth Solar shared information on the commercial solar project. Projected 4,500 acres across Pulaski County & neighboring county, Starke County. Company representatives stated there would be several studies done on environmental impact including hiring 25-35 biologists as far as, as Nick stated, "someone has to go out and look at each tree." Company representatives also stated that there have already been approximately 25-35 people coming in staying in our area, "to eat here, get gas here..." APC continued to ask questions and understand permitting fee. If they were to keep current permit fee as voted in last fall, their permitting fee would be in excess of \$750,000. One board member stated, "Permitting fees aren't for revenue, they're for services..." and we should charge accordingly. Disagreements on altering permitting fees continue between board members. A major concern is taxes. It was noted the Assessor stated at one point the land tax rate won't change, but tax rate will be based on the panels. It was stated that property owners will see bigger benefits in the beginning stages of the program. Solar reps stated the project could take up to 3 years from paperwork to final panel installation. Local contractors will be hired for installation. Solar representatives confirmed contracts are in place with several land owners presently and they have the ability to continue current ground use till approval and panel installation. Concern was brought up about building department access work being done for permitting fee being reduced. It was suggested that outside sources be hired for a majority of the building & zoning work, with Pulaski County being entitled to choose third party to complete zoning requirement jobs and this should be added in solar company's application documentation. After deliberation, Mike Tiede motions to adjust permitting fee from \$1,250 per MW to a flat fee of \$15,000 and 105% of all expenses incurred. Phil 2<sup>nd</sup>. 6 voted yes to approve 1 (Tyler Gutwein) voted no, 2 (Lawrence Loehmer and Jerry Locke) abstained from voting.

Old Business: N/A

Other Business: Indiana law taking affect October 2020 requiring board members to reside in Pulaski County: The board is able to allow current members to finish their term year till January 4, 2021.

Public Comment: N/A

Adjournment: 8:57pm Mike Tiede voted to adjourn the meeting and Matt 2<sup>nd</sup>.

**President Lawrence Loehmer**

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**Vice President Phil Woolery**

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**APC Administration Karla Pemberton**

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**Next meeting scheduled Monday, July 27, 2020. All meetings will be held in the Pulaski County Highway Garage.**