

PLANNING COMMISSION WORK SESSION MINUTES
DECEMBER 5, 2023
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
305 S. MAIN STREET, CHELSEA, MI

Names of those Present: Claire Robinson (Chair), Vincent Elie (Vice Chair), Sarah Haselschwardt (Secretary), Julianne Chard, Wade Lehmann, Heather Hunnell, Marcia White

Members Absent: Jamie Lane, Laura Baker

Others Present: Paul Montagno (Carlisle Wortman), Tony Iannelli (City Council Liaison), Rachel Kapolka (Assistant Clerk).

1. Call to Order – Chair Robinson called the work session to order at 7:00 pm

2. Draft Solar Ordinance

Commissioners reviewed and discussed the draft solar ordinance. Discussion topics included zoning districts, accessory or primary use, dimensional regulations, solar access provision, and exemptions.

Questions to research:

- How do solar access requirements affect accessory structures?
- Are there solar rights for individual property owners?
- What are the height requirements for ground mounted solar energy systems?
- What are best practices for snowfall?
- How is a system deemed nonfunctional? Is the 3 year time frame for repairs appropriate?
- Are there design limitations? Roof top only? Any provisions?
- How do solar systems affect the City Light and Power Department?
- Are there potential dangers if solar panels are dysfunctional? Safety issues? Fire dangers?
- Where can panels and batteries be disposed?
- What are the City's intentions regarding solar?

Commissioners also discussed Section 5a. – defining specific colors/light requirements and Section 4 – possible exemptions.

Chair Robinson announced a vacancy in January. Commissioner Lane will be stepping down.

Work Session adjourned at 8:12 pm.

Respectfully Submitted,

Rachel Kapolka (Assistant Clerk)