

**MINUTES**  
**PLANNING COMMISSION**  
**Monday, September 26, 2022 – 7:30 PM**  
**25500 Gibraltar- Flat Rock City Hall**

1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:** Completed by all parties.
3. **ROLL CALL OF MEMBERS:** Present: Chairman R. Smith, L. Bobcean, B. Noble, and A. Racisz. McKenna representative B. Keesey.
4. **APPROVAL OF AGENDA:** September 26, 2022. Motion by A. Racisz, supported by L. Bobcean. Motion carried unanimously.
5. **APPROVAL OF MINUTES:** August 23, 2022. Motion by L. Bobcean, supported by A. Racisz. Motion carried unanimously.
6. **PUBLIC COMMENT:** None.
7. **PUBLIC HEARINGS:**
  - a) Solar Energy Panels: The public hearing is held to consider modifications to the Zoning Ordinance to regulate solar panels. Regulations will be set for roof-mounted solar arrays and ground-mounted arrays. Regulations include height and screening requirements, requirements for the operator to control glare, and drainage controls on large sites. There are also regulations proposed to prescribe the method of removing the array if it becomes abandoned.  
**Motion to open the public hearing at 7:36 pm by L. Bobcean, supported by A. Racisz. Motion carried unanimously.**  
**Motion to close the public hearing at 8:39 pm by A. Racisz, supported by L. Bobcean. Motion carried unanimously.**  
**Motion to adopt Solar Energy Panel Ordinance to Council by L. Bobcean supported by A. Racisz. Motion carried unanimously.**
  - b) Wind Energy Conversion System: The public hearing is held to consider modifications to the Zoning Ordinance to regulate Wind Energy Conversion Systems (WECS), more commonly referred to as windmills or wind turbines. The new regulations will control where such structures may be located, how they are maintained and operated, and the process by which they must be removed when no longer in operation.  
**Motion to open the public hearing at 7:44 pm by L. Bobcean, supported by A. Racisz. Motion carried unanimously.**  
**Motion to close the public hearing at 7:45 pm by L. Bobcean, supported by A. Racisz. Motion carried unanimously.**  
**Motion to adopt Wind Energy Conversion to Council by L. Bobcean supported by A. Racisz. Motion carried unanimously.**
  - c) Marijuana Regulation: The public hearing is held to consider modifications to the Zoning Ordinance to regulate marijuana facilities. The amendment includes operational regulations, including hours of oper-

ation, location and separation distances, traffic handling, waste management, and nuisance abatement, among others.

**Motion to open the public hearing at 8:05 pm by L. Bobcean, supported by A. Racisz. Motion carried unanimously.**

Fairness for Flat Rock Committee spoke about putting marijuana business in an C3 district rather than placing it in a M-1 district to which would be a mistake.

**Motion to close the public hearing at 8:18 pm by L. Bobcean, supported by A. Racisz Motion carried unanimously.**

**Motion to adopt the Marijuana Ordinance from McKenna's provisions with consideration of zoning location and appropriate buffers to Council by L. Bobcean supported by B. Noble at 8:51 pm. Motion carried unanimously.**

**8. UNFINISHED BUSINESS:**

a) Master Plan Review: push to next meeting.

**9. NEW BUSINESS:**

a) Fence Ordinance Revision Discussion: push to next meeting.

**10. PLANNERS CORNER:** None.

**11. INFORMATION / CORRESPONDENCE:**

**12. PUBLIC COMMENT:** None.

**13. COMMISSIONER COMMENTS:** None.

**14. LATE CORRESPONDENCE:** None.

**15. ADJOURNMENT:** motioned to adjourn A. Racisz, supported by B. Noble. Motion carried unanimously at 8:57 pm.

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RON SMITH, CHAIRMAN

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ROBERT SMEDLEY, SECRETARY