

Starke County Plan Commission Minutes
Technical Committee Meeting
February 12, 2025

- ❖ **Call to Order** – President Jackson called the meeting to order at 4:30 p.m.
- ❖ **Members of the Technical Committee included;** Todd Jackson, Phil Woolery, Isaiah Collins, & Gwen Rentz
- ❖ **Discussion to consider** the submission of the Commercial Solar Energy System submission from Dunns Bridge Solar II project with Engineer Consultant Bob Aloï.
- **Dunns Bridge Solar II project**

Mr. Aloï stated that he formatted his review as he always has in the past with the current ordinance. He went on to state that he would go through each item with them one at a time. The findings of his review were as follows;

- **DESIGN STANDARDS**

- A) Permitted Districts. Subject to issuance of an Improvement Location Permit (hereinafter “Permit”) a CSES may only be located in the following zoning districts:

Zoning District: Agricultural All project areas are zoned Agricultural and meet requirements of Ordinance.

- B) Parcel Line Setbacks. Any CSES equipment, excluding any security fencing, poles, roads, and wires, necessary to connect to facilities of the electric utility, must be set back in accordance with the accessory structure standards for the zoning district. Ground mounted Solar Panels/arrays shall be set back a minimum of 50 feet from any adjoining property line and a minimum of 100 feet from the center of any public road. These setbacks shall not apply between adjoining participating parcels. Additionally, these setbacks may be waived in writing by adjacent property owners not participating in the CSES. Setbacks from the center of any public road cannot be waived. The parcel boundaries for the project were obtained from the County’s GIS database which provides the best available information and accuracy without land surveying. The property boundaries will be confirmed prior to the next design phase. If needed, minor adjustments to the blocks will be made at that time to maintain and ensure compliance with the setback requirements. In other words, at this time, Applicant confirms that the design complies with the setback requirements based on the best available information. The setback compliance will be verified during the next design phase and as additional survey information becomes available. Appears to meet Ordinance Requirements

- C) Height Limit. The height of any CSES ground mounted solar equipment is limited to 35 feet, as measured from the highest natural grade below each solar panel. If a switchyard or substation is required to connect the project to the electrical grid, the switchyard’s/substation’s design shall not exceed 75 feet. Site Plans show that site mounted Solar equipment is under 35 feet. 5 - Preliminary Site Plan and Specifications (1.H) - Dunns Bridge Solar II.pdf Appears to meet Ordinance Requirements For CSES located within 500 feet of an Airport or within the approach zones of an airport, the applicant shall show that the height limits are consistent with the Federal Aviation Administration (FAA) Office of Airports Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or most recent version adopted by the FAA. N/A

- D) Noise Limit. A noise study shall be performed and included with the submitted application for review. Noise caused by an operational CSES shall not exceed 55 dBA above background noise, as measured from the nearest residence during daylight hours. These limits may be waived by the adjoining property owner. Noise Limit Study was performed. Information indicates CSES does not exceed 55 dBA. A certification Letter/Report from the Consultant (Epsilon Associates, Inc. dated 6-14-2024) was provided to comply with the Ordinance. 7454 Dunns Bridge Solar II_Sound Modeling_Starke_240614.pdf 1 - Noise Study (1.D) - Dunns Bridge Solar II.pdf Appears to meet Ordinance Requirements

- E) Landscape Buffer/Screening Landscape Buffer /Screening shall be provided for all ground mounted CSES along all highways, roadways and along all property lines adjoining the CSES. Participating CSES Landowners another Participating adjoining CSES Landowner may opt out of the Landscape Buffer Screening requirement “along all property lines” upon written/recorded legal agreement between said land owners. Recorded legal agreement shall be submitted to Plan Commission for approval. Applicant indicates that “recorded lease memorandums contain a provision addressing this” Appears to meet Ordinance Requirements (need to review memorandums) I reviewed

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these memorandums on 1/12/25. Provision 13 of affected recorded easements includes this agreement. Appears to meet Ordinance Requirements A Landscape Buffer/Screening Plan shall be submitted for review with the Preliminary Site Plan and Specifications. The Landscape Buffer/Screening Plan shall include, at a minimum, one large native evergreen (Coniferous) tree (a minimum of 2 feet in height) or native evergreen (coniferous) shrub a minimum of every 20 linear feet. In addition to the evergreen plantings, the Landscape Buffer/Screening plan shall include a range of additional native deciduous tree and shrub species interspersed (a minimum separation of 40 feet) with 01-12-2025 the evergreens in order to provide for wider habitat diversity and a more naturalized appearance. The Landscape Buffer /Screening plan shall also include a ground cover planting of a Tall Grass Prairie Mix to provide additional screening and habitat value All Native trees and shrubs utilized for the Landscape Buffer/Screening shall be chosen so as to reach a maximum height of approximately 20 feet or less in 20 years. Consideration for plantings of larger tree types in areas where maturity of trees may impact the array via shading will be made. Landscape Buffer/Screening shall have a minimum width of 30 feet. Plantings shall also be located a minimum of 5 feet off any fence line. The Landscape Buffer/Screening cannot be within the Right of Way of any public road or within 20 feet of the edge of the improved portion of a public road. In order for the Landscape Buffer/Screening plantings to be a success, the Landscape Buffer/Screening Plan shall also include a Monitoring and Maintenance Plan during both the establishment period and a long-term management plan for the Landscape Buffer/Screening plantings. 2- Landscape Buffer and Screening Plan (1.E) – Dunns Bridge Solar II.pdf Appears to Meet Ordinance Requirements

- F) Ground Cover Ground cover shall be placed on all disturbed areas of the CSES facility. Ground around the solar panels shall be planted, established and maintained for the life of the project in perennial vegetated ground cover that meets the 2020 Indiana Solar Site Pollinator Habitat Planning Scorecard developed by Purdue University, or an equivalent pollinator-friendly standard designed for Midwest ecosystems and conditions that will meet water quality and habitat goals by the local USDA/Natural Resources Conservation Service of Starke County or other qualified seed specialist. Notes: Pollinator mixes are used only in buffer areas and around solar panels and are not intended to be planted under solar panels. It is recommended that all vegetation in the field is dead prior to planting pollinator habitat and that seeds are not planted more than ¼". Converting areas of Non-native grasses to native grasses and wildflowers may require significant effort. It is recommended to seek out a specialist that can guide you in the process of planting and managing pollinator habitat. Additionally, the vegetated groundcover shall be required to be planted and controlled On-Site to be (where identified within established ground cover) as listed by the Indiana Invasive Species Council and to further require that no insecticide or limited use of insecticide be permitted on the site. Also, ground cover must include permanent seeding specifications submitted with the final Landscape Buffer/Screening Plan and shall meet required groundcover specifications mentioned above and also be reviewed and approved County Plan Commission by the Starke Board. 2- Landscape Buffer and Screening Plan (1.E) Dunns Bridge Solar II.pdf 3&4- Vegetation Monitoring and Maintenance Plan and Erosion Control Plan (1.E and 1.G) Dunns Bridge Solar II.pdf Meets Ordinance requirements. Array seed mix and Prairie seed mix meet or is less than "CN" value (Runoff Curve Number) for existing ground cover conditions. Exceeds Pollinator requirements by 7 points indicating it "meets preliminary standards" per score card provided applicant follows through with all elements indicated on the score card.
- G) Drainage and Erosion Control It is required that runoff calculations be included for all disturbed areas per the Starke County Drainage Ordinance, Section 5-7-1-G of the amended Code of the County of Starke, Indiana dated 1991, or most current. If it can be shown in submitted runoff calculations that the proposed Ground Cover perennial mix, as submitted in Section F above, meets or exceeds the "CN" value of the existing ground cover condition of the site, then discharge and storage requirements may be waived for permeable surfaces. 4- Drainage Plan (1.G) Dunns Bridge Solar II.pdf Preliminary Stormwater Management Report Plans Page C.600 (Notes on Erosion and Sediment Control/SWPPP) Array seed mix and Prairie seed mix meet or is less than "CN" value (Runoff Curve Number) for existing ground cover conditions. Plan Commission may provide Waiver for Storage requirements based on storage calculations above. Appears to meet Ordinance Requirements It is required that a Drainage and Erosion Control Plan be prepared and submitted to local and State agencies in order to comply with the IDEM Construction Storm Water General Permit. (formerly "Rule 5"). Needs IDEM Notice of Intent that indicates the applicant will comply with the IDEM Construction Stormwater General Permit (CSGP)

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requirements including submittal of Soil Pollution Prevention Plan (SWPPP) and required Permit application and Permit posting requirements prior to beginning construction. No NOI Submitted at this time. Plans Page C.600 States Project will be in conformance to IDEM CSWGP , Planning Administrator or designee will need to verify NOI Permit posting prior to Construction activities commencing. Appears to Meet Ordinance Requirements Provide Temporary seeding mix specifications with Erosion Control Plan Submittal. 2.2 Temporary Site Stabilization, table 2.2.1 as provided in Preliminary Stormwater Management Report. Meets or exceeds Ordinance requirement

- H) Application and permits Any CSES shall be required to submit a Preliminary Site Plan and Specifications to the Technical Advisory Committee for review. Such review shall occur within 30 days of filing. Once a Preliminary Site Plan and Specifications has been approved by the Plan Commission, an Improvement Location Permit shall be issued. The Improvement Location Permit Form is created by the Plan Commission once an Improvement Location Permit is applied for.

The Preliminary Site Plan and Specifications shall include and/or show the following:

1. Solar System specifications, including typical manufacturers and model and maximum spatial extent (height and fence lines). 30% Civil Plans Issued for review dated 8/9/24 5 - Preliminary Site Plan and Specifications (1.H) - Dunns Bridge Solar II.pdf Appears to meet Ordinance requirement. 02 Preliminary Site Plans - Civil Set Page C-2-4-001 Security Fence And Gate Details Height is 8 feet plus another 2 feet for the 2-strand tensile wire on top per detail. Per H8 Needs 3 Rows of Secure wire on top Email Dated 11/12/24 from Applicant indicates they will correct this detail. Detail FN-02 & FN-03 corrected on 30% Civil Plans dated 12/2/24 Appears to meet Ordinance requirement.
2. Preliminary array/module design and site plans with the maximum spatial extent of the CSES and its perimeter fence indicated. 30% Civil Plans Issued for review dated 8/9/24 5 - Preliminary Site Plan and Specifications (1.H) - Dunns Bridge Solar II.pdf Appears to meet Ordinance requirements.
3. Certification on the Preliminary Site Plans and Specifications that layout, design, and installation conform to and comply with all applicable industry standards, such as the National Electrical Code (NEC) (NFPA-70), the American National Standards Institute (ANAI), the Underwriter's Laboratories (UL), the American Society for Testing & Materials (ASTM), the Institute of Electric & Electronic Engineers (IEEE), the Solar Rating & Certification Corporation (SRCC), the Electrical Testing Laboratory (ETL), and other similar certifying organizations, the Federal Aviation Administration (FAA), the Indiana Building Code (IBC), and any other standards applicable to solar energy systems. The manufacturer specifications for the key components of the CSES shall be included with the submittal. 6 - Affidavit (1.H) - Dunns Bridge Solar II.pdf
4. All ground-mounted electrical and control Equipment for CSES shall be labeled and secured to prevent unauthorized access. 6 - Affidavit (1.H) - Dunns Bridge Solar II.pdf Appears to meet Ordinance Requirements
5. All CSES shall be installed so as not to cause significant wire or wireless communication signal disturbance. An Affidavit certifying compliance with this requirement shall be included with the Preliminary Site Plan and Specifications submittal. 6 - Affidavit (1.H) - Dunns Bridge Solar II.pdf Appears to meet Ordinance Requirement
6. All CSES shall be designed to avoid concentrating and prolonged glare onto abutting structures and roadways. An Affidavit certifying compliance with this requirement shall be included with the Preliminary Site Plan and Specifications submittal. 6 - Affidavit (1.H) - Dunns Bridge Solar II.pdf 7 - Glare Analysis (1.H.7) - Dunns Bridge Solar II.pdf Appears to meet Ordinance Requirement
7. For CSES located within 500 feet of an airport or within approach zones of an airport, the Applicant shall complete and provide the results of a glare analysis through a qualitative analysis of potential impact, field test demonstration or geometric analysis of ocular impact in consultation with the Federal Aviation Administration (FAA) Office of Airports, consistent with the Interim Policy, FAA Review of Solar Energy projects on Federally Obligated Airports, or most recent version adopted by the FAA. N/A for Dunns Bridge Solar II Project
8. All ground-mounted electrical and control equipment for CSES shall be fenced to prevent unauthorized access. The solar array and/or modules shall be designed and installed to prevent access by the public. A

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chain-link fence with three rows of secure wire on top with metal posts, and a locked gate are required. Show fence details, Gate Details and Locking mechanism details and Specifications on the Preliminary Site Plan and Specifications submittal. 30% Civil Plans Issued for review dated 8/9/24 5 - Preliminary Site Plan and Specifications (1.H) - Dunns Bridge Solar II.pdf Appears to meet Ordinance requirement. 02 Preliminary Site Plans - Civil Set Page C-2-4-001 Security Fence And Gate Details Height is 8 feet plus another 2 feet for the 2-strand tensile wire on top per detail. Per H8 Needs 3 Rows of Secure wire on top Email Dated 11/12/24 from Applicant indicates they will correct this detail. Detail FN-02 & FN-03 corrected on 30% Civil Plans dated 12/2/24 Appears to meet Ordinance requirement.

9. To the greatest practical extent, all electrical wires and utility connections for CSES shall be installed underground, except for transformers, inverters, switchyards/substations, High Voltage Transmission lines, and controls. Any DC Above Ground Designs including any system of hangars and exposed PV wiring shall meet current NEC Standards and also be installed at heights that allow necessary weed abatement.
- Affidavit (1.H) - Dunns Bridge Solar II.pdf Appears to meet Ordinance Requirements.
10. Exterior lighting for CSES shall be limited to that required for safety, inspection/repair/maintenance, and operational purposes. 6 - Affidavit (1.H) - Dunns Bridge Solar II.pdf Appears to meet Ordinance Requirements.
11. All signs, other than the manufacturers or installer's identification, appropriate warning (including safety and trespassing) signs, or Owner identification on a solar panel array and/or module signage, building, or other structure associated with a CSES, shall be prohibited. 6 - Affidavit (1.H) - Dunns Bridge Solar II.pdf Appears to meet Ordinance Requirements.
12. The CSES applicant shall certify by affidavit that they will comply with the utility notification requirements contained in Indiana law and accompanying regulations unless the applicant intends, and so states in an affidavit, that the system will not be connected to the electricity grid. 6 - Affidavit (1.H) - Dunns Bridge Solar II.pdf Appears to meet Ordinance Requirements.
13. Prior to the start of construction, a Decommissioning Agreement must be executed by the applicant that stipulates that decommissioning of the entire facility will begin upon the occurrence of twelve consecutive months of no power generation at the facility. In order to facilitate and ensure appropriate removal of the energy generation equipment of a CSES when it reaches the end of its useful life, or if the applicant ceases operation of the facility, applicants must file a Decommissioning Agreement which details the means by which decommissioning will be accomplished and the timeline for completion. This agreement must include a description of implementing the decommissioning, a description of the work required, a cost estimate for decommissioning, a schedule for contributions to a decommissioning fund, and a demonstration of financial assurance. Salvage value shall be considered in determining decommissioning cost. In the event of a force Majeure, or other event which results in the absence of electrical generation for twelve months, or by the end of the twelfth month of non-operation, the applicant must demonstrate to Starke County's satisfaction that the decommissioning must be initiated eighteen months after the force Majeure or other event. The County considers a force Majeure to mean fire, earthquake, flood, tornado, or other acts of God and natural disasters, war, civil strife or other similar violence. The operator of any CSES shall secure and provide a performance bond, escrow deposit, or other financial assurance in a form acceptable to the County in an amount determined by a third-party engineering firm to ensure the proper decommissioning and removal of the CSES. The applicant will have the financial assurance mechanism in place prior to the start of the construction and will re-evaluate the decommissioning cost and financial assurance at the end of years five, ten, and fifteen. Every five years after the start of construction, updated proof of acceptable financial assurance must be submitted to Starke County for review. Proof of acceptable financial assurance will be required prior to the start of commercial operation. A Draft of the proposed Decommissioning Agreement shall be submitted for review along with the Preliminary Site Plan and Specifications. Final acceptance and approval of the Decommissioning Agreement shall be by the Starke County Commissioners. Appears to meet Ordinance requirement.
14. The Preliminary Site Plan and Specifications shall include all required drainage calculations and "Rule 5" submittal information as outlined in Item G above for review. An approved Erosion and Sediment Control

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plan and permit in accordance with IDEM Construction Storm Water General Permit (formerly “Rule 5”). Standards shall be required before any construction can begin on site. IDEM Construction Storm Water General Permit shall be posted on-site. Preliminary Stormwater Management Report provided indicates that they intend to comply with NOI Permit submittal requirements. Plans Page C.600 also State conformance to IDEM CSWGP Array seed mix and Prairie seed mix meet or is less than “CN” value (Runoff Curve Number) for existing ground cover conditions.

Plan Commission may provide Waiver for Storage requirements as calculated above. Therefore it appears applicant will meet the requirements of the Ordinance prior to construction Planning Administrator will need to verify NOI Permit posting prior to Construction activities commencing.

15. Submit Preliminary Site Plan and Specifications to County Drainage Board for review and approval. Drainage Board written approval shall be required for all CSES. All CSES facilities shall be located a minimum of 75 feet from any county ditch bank, county tile and shall not be built over any county tile lines unless Drainage Board approval is given to such a request. Applicant Indicated in email on 11/12/24 that all documents have been submitted and shared with the Drainage Board. Drainage Meeting scheduled for 11/15/24 Rescheduled for 1/7/25 pending minutes of 1/7/25 Drainage Board meeting
16. Must follow same rules as building in a Flood Plain, including raising elevation of structures if deemed necessary and/or applying for Letters of Map Amendment. Must submit Elevation Certificate for all sites with any electrical and/or permanent structures located within the IDNR published Flood Plain. N/A No properties located within established Flood Plain. Appears to meet Ordinance Requirements
17. Applicant agrees to pay all reasonable County Attorney fees and costs in the enforcement of the terms of this Ordinance. Applicant indicated in email dated 11/12/24 that they “do not interpret the Ordinance as needing an Affidavit for this, but rather a compliance requirement. But the Economic Development Agreement includes an explicit reimbursement amount. As of 11/14/24 modified sharepoint file does not include signed EDA Agreement. Appears to meet Ordinance Requirements once Economic Development Agreement is signed.
18. If Starke County finds it is necessary to hire an Engineering Consultant to review Preliminary Site Plans and Specifications for conformance to this Ordinance, the Applicant agrees to pay all reasonable Engineering Consultant fees according to the terms of this Ordinance. 10 - Memorandum of Understanding - Engineering Services (1.H.18) - Dunns Bridge Solar II.docx This Document includes Territorial Engineering as part of the MOU. This is no longer valid as Territorial Engineering has a separate agreement with Starke County to provide these services. It is Recommended that a Memorandum of Understanding between Dunns Bridge Solar II, LLC and the Starke County Council be submitted only. Schedules and effective dates as requested in said MOU appear to be determined by those two parties to the MOU and Not Territorial Engineering. As of 11/14/24 modified sharepoint file does not include modified MOU Agreement.
19. All Preliminary (and final) Site Plans provided to the County shall require all roads, Section numbers, Range numbers, Township numbers, Governmental Townships, parcel numbers of each affected parcel, road names, Legal drain names, River names, North Arrow and other pertinent mapping information be shown on said plans. 30% Civil Plans Issued for review dated 8/9/24 5 - Preliminary Site Plan and Specifications (1.H) - Dunns Bridge Solar II.pdf Appears to meet Ordinance requirements.
20. A Road Use and Maintenance Agreement must be executed by the applicant prior to the start of construction. The Road-Use and Maintenance Agreement document shall be provided to the Applicant by the Starke County Highway Department Final acceptance and approval of the Road-Use and Maintenance Agreement shall be by the Starke County Commissioners. Appears to meet Ordinance requirement.
21. The Applicant shall identify all State highways and local roads to be used in the transport of equipment and parts for construction of the CSES. They shall also prepare a timeline and phasing plan for construction and identify any known road closures. This information shall be affected. This information shall also be conveyed to local law enforcement, emergency services, public school corporations, the United States Postal Service, and the regional office of the Indiana Department of Transportation (INDOT). Appears to meet Ordinance requirement.

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22. All adjacent landowners must be notified by certified mail of the CSES project. Mailings must include a toll-free phone number of the Applicant for adjacent landowners to direct their comments and questions to. legal notices – certified receipts uploaded as of 9/11/24 Appears to meet Ordinance requirement
 23. Pre-Construction Survey. The Applicant shall conduct a pre-construction baseline survey, acceptable to the Starke County Highway Superintendent, to determine existing road and culvert conditions for assessing potential future damage. The survey shall include photographs, or video, or a combination thereof, and a written agreement to document the condition of the public facilities. The Starke County Highway Superintendent shall have 10 business days to respond to the pre-construction baseline survey Appears to meet Ordinance requirement.
 24. As-Built Plans Requirement. Upon completion of the development, the exact measurements of the location of utilities and structures erected during the development are necessary for public record and shall therefore be recorded. The applicant, owner, or operator shall submit a copy of the Final Construction Plans (as-Built plans), as amended, to the Planning Administrator. After being satisfied that the measurements are substantially the same as indicated on the originally approved final plans, The Planning Administrator shall approve, date and sign said Final Construction Plans (as-Built plans) for the project, which the applicant, owner, or operator shall then record the As-Built document in the Office of the Starke County Recorder. Applicant does not interpret the Ordinance requiring an affidavit for this, but rather that it is a compliance requirement. Applicant indicates in email dated 11/12/24 that this Requirement will be included on 30% Civil Plans Issued for review dated 8/9/24 5 - Preliminary Site Plan and Specifications (1.H) - Dunns Bridge Solar II.pdf 30% Civil Set dated 12/2/24 includes As-Built requirement on page C.600 Appears to meet Ordinance requirement.
 25. Preliminary (and Final) Site Plans and Specifications shall include a note indicating the following:
Contractors are to keep track of all installed utilities and structures and noted differences from the approved Final Construction Plans for inclusion into the final As-Built document. The applicant, owner, or operator shall submit a copy of the Final Construction Plans (As-Built plans), as amended, to the Planning Administrator. After being satisfied that the measurements are substantially the same as indicated on the originally approved final plans, The Planning Administrator shall approve, date and sign said Final Construction Plans (as-Built plans), for the project, which the applicant, owner, or operator shall then record the As-Built document in the Office of the Starke County Recorder. Applicant does not interpret the Ordinance requiring an affidavit for this, but rather that it is a compliance requirement. Applicant indicates in email dated 11/12/24 that this Requirement will be included on 30% Civil Plans Issued for review dated 8/9/24 5 - Preliminary Site Plan and Specifications (1.H) - Dunns Bridge Solar II.pdf 30% Civil Set dated 12/2/24 includes As-Built requirement on page C.600 Appears to meet Ordinance requirement.
 26. Change in Ownership. It is the responsibility of the owner or operator listed in the application to inform the Starke County Plan Commission of all changes in ownership and operation during the life of the project, including the sale or transfer of ownership or operation. 6 - Affidavit (1.H) - Dunns Bridge Solar II.pdf Appears to meet Ordinance Requirements.
- Member Rentz asked Mr. Aloï what the difference was between the wording of “it appears to meet ordinance requirements” and “it meets or exceeds ordinance requirements.” Mr. Aloï responded and stated it’s more of semantics, due to how the ordinance is written and that it’s not a yes or a no answer. He added that to his interpretation and verbiage with out an absolute wording or interpretation of the phrases in the ordinance is why he choose to use the wording “appears.” Member Rentz also asked if there was anything in the floodplain for this project. Mr. Aloï stated that there was not anything in the floodplain. Ms. Rentz also asked about a section corner ordinance that was recently established and if it needed specially listed. Mr. Aloï responded stating it should be in the road agreement. There was discussion amongst the members and Mr. Aloï on who is monitoring the roads this time for the project and regarding any construction road project contracts that need to have verbiage included in them in regards to the section corners and monuments being destroyed that they need to have them replaced. Ms. Rentz asked if Mr. Aloï knew when the last time was that there was an update on the road agreement done. Mr. Aloï explained that each one is done separately for each project and that the road agreements are signed by the highway department and the Commissioner’s and that takes it off of the planning commissions plate. Member Jackson explained that it is each

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department involved in the drainage agreements and road use agreements to make sure that each departments side of things is complete before it comes to the planning commission. Ms. Rentz asked Mr. Aloï about battery storage, and stated that he seemed unsure at her drainage board meeting if there was battery storage in their project. Mr. Aloï replied stating that the current ordinance does not specially address any items regarding battery storage for him to review. Member Jackson added that they are not specifically required to provide us with information on battery storage because it's not specified in our ordinance for them to include it. He went on to state that all they have to do is meet the NFPA State and Federal requirements at this time because we don't have anything. Member Woolery stated/asked if everything seemed to be in order except for the drainage board approval and the agreement with the county council. He responded stating that yes and added that the agreement with county council is taken care of according to Dunn's Bridge and that there is a policy issue. He went on to state that it's up to the committee whether or not they want to submit it or not to the planning commission subject to the council agreement approval and the drainage board approval. The committee discussed whether or not they wanted to move the project on to the planning commission for approval. Ms. Rentz stated that she would prefer to wait to do some more investigating into the road use agreement to make sure everything is up to date with section corners. Member Jackson asked if there was a signed road use agreement already for this project. Member Woolery answered yes, it's in the files. Member Rentz then stated it could be changed and that nothing is just written in stone. Member Jackson stated if it's signed it's already agreed to and it's a contract. Member Rentz asked if we could go back and tweak it. Member Jackson answered no not for this project and stated it's the same thing for the drainage board, that once they sign it they can't go back and change things on it in the middle of the project. Member Collins stated he didn't see why it couldn't go forward. Member Woolery agreed and said it he didn't see why it couldn't move forward either. Member Jackson stated then it moves forward to the planning commission for approval.

❖ **Adjournment**-With no further business,

This meeting was recorded and will be on file in the Starke County Plan Commission Office.

❖ **Approval of the minutes at the March 12, 2025 meeting**

- Member Woolery made a motion to accept the minutes from the February 12, 2025 Technical Committee meeting as written, seconded by Vice-President Allen.
 - Motion carried 6-0.

Prepared by:
Mary W. J. Beever
Planning Commission Administrator/Floodplain Manager