

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
SPECIAL MEETING
MINUTES
October 8, 2020**

The special meeting was held online via Zoom on October 8, 2020. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners James Stone, Charlie Mifflin, Duwan Garrett, Steve Smith and David Vest, Director Joe Kane, Planner Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners Byron Moran, Regina Mizell, and Mary Singer.

Motion by Mifflin, second by Vest, to approve the September invoices. Motion carried.

Motion by Stone, second by Vest, to approve the September 10, 2020 minutes. Motion carried.

Motion by Mifflin, second by Garrett, to approve the October agenda. Motion carried.

Postponements/Withdrawals

Chairman Sulski stated that the application for The Villages at Falls Creek Amended Master Plan (PDP-2020-41) has been postponed.

Kentucky Model Solar Zoning Ordinance

Mr. Summers stated that the model ordinance was created by the Kentucky Resources Council. He stated the main goal of the ordinance is to encourage a proper location site and another goal is to protect the landowner rights.

He stated in Kentucky there are three types of solar energy systems: integrated, rooftop, and ground mounted.

He stated the ground mounted energy systems are the focus of the ordinance. He stated there are small, intermediate, and large scale.

He stated municipally owned or public utility facilities would be exempt from the local ordinance in accordance to the state statute.

He stated adopting local regulations would give the Planning Commission and Board of Adjustments control over site locations and design.

He stated facilities operating or had begun construction prior to the ordinance would be legally non-conforming and would not be subject to the ordinance. He stated the exception would be if the facility modifies more than 5% of the original footprint.

He stated exempt facilities must provide the Planning Commission and Fiscal Court with information on facilities located on private property.

He stated the accessory use table gives guidance to if uses are permitted or need Board of Adjustment approval.

He stated the primary use table only applies to the ground mounted solar energy systems.

He stated the integrated and rooftop solar energy systems cannot be more than 5 foot above the height restrictions, cannot be illuminated, and if located in the historic district, should be coordinated with the zoning ordinance.

He stated the ground mounted systems might require some tree removal like the rooftop systems. He stated any lighting must be directed downward and cannot exceed 20 feet in height without a variance. He stated the siting restrictions have specific setbacks for different zoned properties.

He stated ground mounted systems should be screened from residential use property. He stated prime farmland should be protected.

He stated decommissioning should begin no later than 12 months after a ground mounted system has stopped generating electricity or thermal energy. He stated smaller systems should be removed within 6 months of the start of the decommissioning process and larger systems should be decommissioned according to the plan approved as part of the conditional use permit.

He stated the conditional use permit process has several application requirements and would require public notification.

Commissioner Mifflin questioned if anyone has started a solar farm in the county. Mr. Summers stated he is only aware of a few small ground mounted solar panels.

Chairman Sulski questioned if a permit would have been needed. Mr. Summers stated under the current ordinance a permit would not be needed for these small scale systems.

Commissioner Mifflin questioned if restrictions could be implemented on a large-scale system of how it is constructed. Mr. Summers stated if the model ordinance was adopted, he thinks design restrictions could be imposed.

Chairman Sulski questioned if any applications for a solar farm have been discussed for Scott County. Mr. Summers stated Scott County does not have any yet, but a few surrounding counties have solar farms built or recently approved.

Commissioner Smith stated he had heard interest in a solar farm looking at property in Scott County.

Mr. Kane questioned if Kentucky Utilities built a solar farm could they be regulated. Mr. Summers stated a utility service under the Public Service Commission could not be regulated. He stated this ordinance applies to independent companies that want to build a solar farm and sell the service to an independent market.

Mr. Summers questioned the Commissioners thoughts on the setbacks in the ordinance. Chairman Sulski stated he thought 50 foot from a residence was too close.

Commissioner Vest questioned where water runoff goes from big panels. Mr. Summers stated it would go underneath the panel. Commissioner Vest stated if the panels were only 50 foot from a residence, he thinks that is too close.

Chairman Sulski asked Mr. Summers to do more research on setbacks in other areas.

After further discussion, the Planning Commission decided to discuss the ordinance at the next regularly scheduled meeting.

The meeting was then adjourned.

Attest:

Charlie Perkins, Secretary


Mark Sulski, Chairman