

Brimfield Zoning Board of Appeals  
Wednesday, August 10<sup>th</sup>, 2022  
Meeting Minutes

Present: L.Coe, M.McKown, C.Monk, N.Porter, R.Jones, B.Starling.

Absent: W. Symonds

President Brian Starling noted a quorum and called the meeting to order at 6:04 pm.

Motion to Approve the 6/28/2022 meeting minutes as presented.

Motion: Jones. Second: Porter. All in favor, motion carried.

No old business.

New business:

Motion to Enter Zoning Hearing for Special Use Permit SPC 2022-01.

Motion: Monk. Second: Jones. All in favor, Hearing Opened at 6:08 pm.

1. Hearing Opened with Motion at 6:08 pm.
2. Seth Uphoff, Attorney for Trajectory Energy presented an opening statement. Noted that Trajectory had met all requested setbacks for the project and that the community solar project in his opinion was a good opportunity for the school and village.
3. Applicant Kiersten Sheets, representative of Developer – Trajectory Energy, on behalf of Brimfield CUSD 309 provided several pieces of evidence and information.
  - a. Estimated Cost Savings for Brimfield CUSD
  - b. Project Summary Benefits. Estimated \$40,000 income to school annually. Tax revenue to the Village.
  - c. Letter sent to addresses in village limit from Trajectory, same addresses VOB notified, with site plans and information.
  - d. Community Solar Flyer to be distributed at booth at Old Settlers Sat 8/13. Will also have subscription interest cards for residents.
  - e. Hosted a solar site walk thru open to all Village Residents and board members on 8/4/2022.
4. Village Residents present, and signed in, posed questions to applicant.
  - a. Dave Donaldson, “Who Owns Solar System? What is its usable life? What happens if Trajectory closes prior to lease end?”
    - i. Trajectory is owner. Usable life of system is 25 years. Village Ordinance has a decommissioning plan and Trajectory agrees to a decommissioning plan with School/Village.
  - b. Allison Porter, “Why Jubilee Solar LLC? Who can subscribe?”
    - i. Standard practice is to name each solar energy site and make it it’s own legal entity with it’s own tax bill. Subscriptions will first be offered to village residents and then extend to county residents to hit number of desired households.
5. Board Members posed questions to applicant.

- a. Robert Jones, "How many subscribers are needed from the community? What is the subscription fee?"
    - i. 17% of full production by school leaves 300-350 home subscriptions barring any business subscription interests. Will go residents/businesses in village then county residents/businesses. No upfront costs to subscribe, and this information is also in flyer made up to distribute to residents at Old Settler's booth.
  - b. Brian Starling, "What's Trajectory's income on project? Is the solar funded by government subsidies?"
    - i. Trajectory Energy receives a 5% development fee. No government subsidies, private financing funds the projects through the Climate and Equitable Jobs Act and the Adjustable Block providing new opportunities for Public Schools to be considered for renewable energy projects.
6. No Objector Evidence
  7. No Applicant Cross Examination to Objectors Witness
  8. No Board Cross Examination of Objectors Witness
  9. No rebuttal by Applicant
  10. No rebuttal by Objector
  11. No Evidence by Board

Closing Statement by Seth Uphoff, summarized the opportunity the project brings to the school and community to reduce reliance on foreign/out of state energy, no health hazards caused by project, good use of land, brings in tax revenue and has been approved by the fire protection district. There are no negatives in Uphoffs opinion, the odds favor the community, all requirements have been met and serves the ordinance established by the Village of Brimfield.

Motion to close the hearing for Special Use Permit SP 2022-01.

Motion: Monk. Second Coe. All in favor, hearing closed.

Motion to approve SPC 2022-01 for a period of 3 years at \$500 for construction of a community solar site effective 8/16/2022 with the request of a setback to the project of 100 feet from the road and to meet road use requests as outlined and presented to Trajectory Energy from Village of Brimfield Superintendent Kevin Challacomb. If the project extends beyond 3 years from the 8/16/2022 date, will need to apply for extension.

Motion: Monk. Second Porter.

Roll Call Vote: McKown – yes, Coe – yes, Porter – yes, Jones – yes, Monk – yes, Starling – yes.

SPC 2022-01 Approved on 08/10/2022.

Next scheduled meeting is 9/27/2022 at 6:30 pm.

Motion to Adjourn: Coe. Second: Jones. All in favor, motion carried.

Meeting Adjourned.