



Planning Commission Meeting Minutes

November 10, 2025

7:30pm

Meeting was called to order at 7:30pm by Jeremy Irrthum

ATTENDANCE

Jeremy Irrthum
Casondra Schaffer
David Peine
Cody Tix

ABSENT

Matt Bester

Tetra Tech Inc (for Ryan Finnegan)

- **Information Only**
- Small Solar Development
- PID#17-01600-50-030

Tetra Tech is a leader in environmental and sustainable infrastructure including solar power generation, storage, and transmission. Victoria Sunkel from Tetra Tech's Des Moines, Iowa office joined the meeting via zoom. They are in exploratory stages and asked questions about Hampton Township's above ground solar installation ordinance. The energy would be sold as a business to an energy company. The planning commission acknowledged a similar installation in the township. The existing installation collects energy for the local rural electric company and is not sold as a commodity.

They proposed an above ground solar installation on part of the property. The Planning Commission discussed section 630 Solar Energy Performance Standards and Abandonment. The planning commission outlined the setbacks, 15 feet from property line, 33 feet from center of the road and 60 feet from the public road right of way. Total square footage of Accessory Building Permit section 629 of Ordinance Manual applies to the solar area. The parcel is 81.79 acres. A 4.5% limit allows 3.6 acres of solar panel coverage. This parcel is zoned agricultural and re-zoning to commercial or industrial is unlikely. The Planning Commission stated that the 4.5% limit does not allow for large scale solar installations. They are unclear if commercial ground mount solar is allowed and if allowed does the 4.5% limit apply. They recommended addressing the Board of Supervisors.

Tetra Tech requested the property's buildable sites available. Planning Commission referred to Section 402 Land Intensity Regulations and Use Density of the Ordinance Manual which allows for clustering. This land is in the SW quarter of section 16. There are four residences in this quarter section. The SW quarter-quarter has 3 residences and the NE quarter-quarter has 1 residence. The SW quarter-quarter's 3 residences were likely allowed because of clustering and exhausted the quarter section's other buildables.

Casondra Schaffer made a motion to deny a buildable on this property since there are 3 residences in the SW quarter-quarter section and 1 in the NE quarter-quarter section.

Nick Murgic

- Roof Top Solar Permit
- 25165 Hogan Avenue

Planning Commission read Section 630 Solar Energy Performance Standards and Abandonment of the Ordinance Manual highlight the roof top specifics. Mr. Murgic requested a 25 kilowatt 48' by 28' installation and presented a property/shed drawing. He intends to install the roof mount solar himself.

Dave Peine recommended approval for the roof mount solar for Nick Murgic on his shed since he meets all the requirements. Casondra Schaffer seconded. Motion carried.

Casondra Schaffer made a motion to adjourn the meeting @ 8:02pm. Cody Tix seconded. Motion carried. Meeting was adjourned.

Date Signed: 11/18/2025

Chair:



Clerk:


