

# PLAN COMMISSION

**To:** Cass County Plan Commission  
**From:** Planning Department  
**Date:** June 1, 2021  
**Re:** Amendments to Section 524

**Source of Proposed Amendment:**  
 Logansport/Cass County/Walton Planning Department

**Zoning Ordinance:**  
 524 Solar Energy System

**Proposed Language Change:**

	AG	RR	R1	B1	B4	AB	I1	I2	CG
Commercial Solar Energy System	<u>PS</u>	x	x	x	x	x	<u>PS</u>	<u>PS</u>	S

G. A noise potential study shall be performed and included in the application. Noise from a CSES shall be no greater than sixty (60) decibels measured from nearest property line.

J. An Economic Development Agreement, a Drainage Agreement, and Maintenance Agreement must be approved by the County Commissioners. The agreements shall be developed in conjunction with the Cass County Economic Development, Surveyor and Highway Department Offices and copies provided to the Planning Department. These agreements must be signed before any Building Permit is issued. The Drainage Agreement must prescribe or reference provisions to address crop and field tile damages ~~up to five (5) years after construction for the life of the project for participating properties.~~

M. Any CSES ground mounted equipment, excluding any security fencing, poles, roads and wires necessary to connect to facilities if the electric utility (“Equipment”), must be fifty (50) feet from property lines of any non-participating property and edge of road or road right-of-way unless a fully executed and recorded written waiver agreement is secured from the affected land owner. Additionally, CSES Equipment shall have a minimum setback of ~~one hundred (100) feet~~ one hundred and fifty (150) feet away from ~~the foundation any residential unit.~~ property lines of land that has residential unit(s).

N. All ground-mounted CSES shall be completely enclosed by a six (6) foot high fence. In areas abutting residential properties two times a classification V buffer shall be provided.

Q. The project owner shall plant, establish, and maintain for the life of the project vegetated ground cover on the ground around and under the solar panels where possible. The use of pollinator seed mixes in the planting of ground cover is encouraged. A vegetation plan must be submitted that is compatible for that specific project. Such plan shall use native and naturalized species for the appropriate region based off the Indiana Invasive Species list. It is the responsibility of the project owner to make sure noxious vegetation is controlled.

**Justification:**

The County looked at the proposed HB 1381 to determine areas that may need changed to our current ordinance before a bill such as that would be adopted in to law.

**Staff Recommendation:**

Staff recommends that the proposed addition be approved by the Logansport Plan Commission.

ADDED LANGUAGE IS UNDERLINED ~~DELETED LANGUAGE IS STRUCK THROUGH~~