



# BROWN COUNTY KANSAS

|             |               |             |           |                 |   |
|-------------|---------------|-------------|-----------|-----------------|---|
| <b>DATE</b> | June 26, 2025 | <b>TIME</b> | 8:30 a.m. | <b>LOCATION</b> | Commissioner's Room :<br>BR Co Courthouse |
|-------------|---------------|-------------|-----------|-----------------|---|

| MINUTES : BROWN COUNTY PLANNING COMMISSION |                                    |                                |                                  |
|--|------------------------------------|--------------------------------|----------------------------------|
| Bill Vonderschmidt, Chair <u>P</u>         | Clif Heiniger, Vice-Chair <u>P</u> | Lafe Bailey, Reporter <u>P</u> | Annette Hoskins <u>P</u>         |
| Wyatt Kerl <u>P</u>                        | Wesley Selland <u>P</u>            | Shawn Lloyd <u>P</u>           | P=Present / A=Absent / V=Virtual |
|  |                                    |                                |                                  |

| TIME | ITEM  | OWNER   |
|------|---|---------|
| 8:30 | Call to Order, Attendance, Prior Minutes, Review of Agenda (as follows)   | Bill V. |
|      | - Review & Approval of May 29th, 2025 minutes : Motion to Approve - Clif H., Second - Wyatt K.  | Bill V. |
| 8:40 | <p>Introduction of Mr. Michael Volker; Manager - Doniphan Electric &amp; Brown Atchison Electric Cooperative</p> <ul style="list-style-type: none"> <li>Mr. Volker has background in small installations, not necessarily Siting in particular</li> <li>Mr. Volker provided a hand-out to each Planning Commission member in order to discuss with the Planning Commission the Willis Solar Facility</li> <li>Mr Volker's Agenda included the following: <ul style="list-style-type: none"> <li>Overview of the Brown-Atchison Electric Cooperative</li> <li>Details of the Willis Solar Facility <ul style="list-style-type: none"> <li>Location, Output, Today's Power Operating company, Economics, Environment, Power Production Risk Reduction</li> </ul> </li> <li>Rationale regarding the installation</li> <li>Discussion of the importance of Demand Side Management</li> <li>Siting Considerations <ul style="list-style-type: none"> <li>10' at maximum, noise created is low to zero impact on neighbors with proper siting, no blinking lights</li> <li>Small Solar (less than 2 mW) is vastly different from Big Solar</li> <li>Small Solar stays local and benefits local</li> <li>Siting considerations should include appropriate setbacks, maintenance agreements, reporting requirements, bonded disposal and reclamation clauses, Heirs and Assigns clauses, planting of Native Grasses rather than gravel surface and following County Special Use Permitting processes</li> <li>Existing Infrastructure and siting in close proximity to an existing B-A Substation is required</li> </ul> </li> <li>Concluding with a Q&amp;A <ul style="list-style-type: none"> <li>Mr. Volker offered support of developing collaborative zoning requirements for Small Solar, but noted that if zoning requirements were too substantial, that only Big Solar has the time, money and resources to comply or counter. B-A intends to be a good partner</li> </ul> </li> </ul> </li> </ul> | Bill V. |
| 9:30 | <p>Chairman Vonderschmidt to meet with County Commissioners to determine if they wish the Planning Commission to focus on Solar only, or to expand to other zoning topics. Bill will report his findings at the July 9th meeting.</p> <p>Motion to adjourn : Annette H. / Second - Wesley S. : Planning Commission adjourned</p>  |         |