

**Village of Misenheimer**  
**Planning Board Meeting Minutes**  
**Via Zoom**  
**October 1, 2020**

**Board Members Present:** Jeff Watson, Chairman  
Jon Byers  
Jamie Hammill  
Lane Peeler  
Regina Simmons

**Staff:** Anita Blair, Administrator  
Erik McGinnis – Police Chief

**Board Members Absent:** Alternates: Peter Edquist, Micah Edquist, Michael Herron, Mike Burrage, Ahren Burrage

**1. Call to Order:** Jeff Watson called the meeting to order at 6:00 pm.

**2. Introduction and Attendance:** Chairman Watson noted each person in attendance.

**3. Approval of 10/01/20 Planning Board Agenda:** Jon Byers moved to accept the meeting agenda as presented. Jamie Hammill seconded the motion and it was approved by a 4/0 vote.

**4. Approval of 04/04/19 Minutes:** Lane Peeler moved to accept the Planning Board minutes from 04/04/19 as presented. Jon Byers seconded the motion and it was approved by a vote of 4/0.

Regina Simmons joined the meeting at 6:03 pm.

**5. Public Comment Period:** No public comments were made.

**6. Elect Chair and Vice Chair:** Jon Byers nominated Jeff Watson for Chairman of the Planning Board. Jamie Hammill seconded the nomination and it was approved 5/0. Jon Byers nominated Lane Peeler as Vice-Chairman. Jamie Hammill seconded the nomination and it was approved 5/0.

**7. Approval of 2021 Meeting Calendar:** Regina Simmons moved to approve the 2021 meeting calendar as presented. Jon Byers seconded the motion and it was approved by a 5/0 vote.

**8. Solar Update:** Anita Blair informed the Planning Board that Misenheimer Solar, LLC (formerly Orion Renewable Resources, LLC) formally requested a Special Use Permit Extension. The Village Council will address the extension at the October 12, 2020 Village Council meeting at 6:00 pm. It was reported that some “Special Conditions” had just been received that were going to be proposed to Council which were favorable to Misenheimer. One of the special conditions was an additional 200-foot setback on Wesley Chapel Road for a total of 400 feet. The Board was informed that Misenheimer Solar, LLC sued Duke Energy over their Tranche 1 denial and is currently in litigation. Misenheimer Solar, LLC again bid in Tranche 2 which will be decided on October 15, 2020 by Duke Energy. A Power Purchase Agreement (PPA) may be obtained through the Tranche 1 litigation or through the Tranche 2 bid. The extension, if granted, will be a two-year extension. If either of the two tranches fail to get a PPA then there will be no time left for a Tranche 3 proposal since there can only be one extension to a Special Use Permit and the project must be completed within the two-year time frame.

**9. Other Business:** No other business was heard.

**10. Adjournment:** The Planning Board meeting was adjourned at 6:28 pm.

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Chairman or Vice Chairman

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Date

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Anita E. Blair, Administrator/Clerk

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Date