

Granville Township Zoning Commission  
Regular Meeting, October 5, 2015

Present:

Commissioner Rob Schaadt  
Commissioner Judy Preston  
Commissioner Susan Walker  
Commissioner Steve Brown  
Commissioner Vince Paumier

Guests (Insert more guests)

Norm Kennedy, Hankinson Road, Granville  
Jeremy King, Welsh Hills Road, Granville  
John Gleason, attorney for AEP  
Jim Cooper, Denison attorney, W. Maple Street, Granville  
Phill Demarest, E. Broadway, Granville  
Jerry DeBoer, AEP Energy representative  
Kevin Bennett, Granville Township Trustee

Chairman Rob Schaadt called the meeting to order at 7 PM.

Chair Report by Commissioner Schaadt

Since the last meeting Commissioner Schaadt spoke to:  
Jim Cooper, Denison attorney, to ask if Denison would work on language for the code regarding solar arrays  
Austin Lecklider regarding code language for solar arrays and will get the final draft to him and Brad Mercer  
Travis Binckley about various items  
Received emails from:  
Norm Kennedy  
Brad Mercer  
Drove by Lakewood Schools to take photos of its solar array for the commissioners to view

Public Comment

Norm Kennedy made comments regarding his thoughts to amend the language of the draft copy for solar arrays. Mr. Kennedy requested the Commissioners make sure the code makes it as simple as possible for residents to install solar equipment. He provided documents to the Commissioners listing his thoughts.  
(Mr. Kennedy's documents are attached herein.)

John Gleason, attorney for AEP, stated he was willing to answer any questions regarding solar language the Commissioners might have.

Jeremy King shared he thought 25 KW was reasonable and thought everyone at the September 21, 2015 public meeting made favorable comments on solar energy equipment, and commended the commissioners for their work.

Lengthy discussion followed between the Commissioners and the guests present regarding their thoughts on language/requirements to include in the draft for solar arrays.

Commissioner Paumier questioned if item number 2 under Accessory Energy Systems is needed. Presently the draft states, "solar energy systems shall not be used for the generation of power for the sale of energy to other users other than third-party vendors who sell to the host."

Mr. King commented what he thought item number 2 meant, stating the idea is: a company comes in at low cost to a resident and the resident will buy the energy from the company at a lower fixed rate.

Discussion followed on item number 2.

Commissioner Schaadt asked if Denison knew of the footprint size for its (possible upcoming) solar array.

Mr. King stated it would be about 250 KW, just a bit larger than the athletic field with about 1000 panels.

Discussion followed regarding Denison's array.

Commissioner Paumier commented that item number 3 of the current draft stated, "A solar energy system connected to the utility grid should require written authorization from the local utility company acknowledging and approving such connection." Commissioner Paumier asked if this was needed.

Mr. Gleason replied that this authorization was needed, for safety reasons, before a system was commissioned. Before a final permit would be given, the written authorization would be needed.

Discussion followed regarding when/if the written authorization should be presented for issuance of the zoning permit.

Commissioner Paumier commented he found it ironic that he and the commissioners, whose expertise is not solar energy, should be writing the code language for solar energy, when there are solar, legal and energy experts available who could help in the process. Commissioner Paumier asked if it were possible for those experts to suggest amendments/comments to the present draft?

Mr. Gleason, attorney for AEP, stated he was willing, if the draft was sent to him, to suggest amendments to the document, using the input of the guests present, for the Commissioners to review.

Mr. Cooper stated he thought the Commissioners were doing a good job with their efforts to create language for solar arrays and were close to having it completed.

Commissioner Schaadt mentioned, on the principal production, the lot coverage of the array was 40%. Commissioner Schaadt asked Mr. Cooper what was Denison's

position on lot coverage? Mr. Cooper said his suggestion was it should be 40% of the total land, not just a parcel of land.

Discussion followed regarding what would be a reasonable percentage of a lot for a solar array to cover, also considering setbacks and beauty of the landscape.

Commissioner Paumier asked if there were there any issues about the 15 or 20 feet in height for a ground array?

Discussion on the height of ground arrays followed.

Commissioner Paumier asked for comments about damaged/disrepair of panels.

The draft states arrays must be removed 12 months from the date they are no longer producing electricity.

Discussion on damaged/non-working panels followed.

After the guests provided input on their thoughts regarding solar arrays, the Commissioners made no final decisions as to what to include in the code regarding solar array language.

Commissioner Paumier stated the Commissioners would rework the solar energy language in the present draft based on some of the comments made at this meeting of October 5, 2015.

Commissioner Schaadt stated after the new draft is completed; it would be circulated among the Commissioners and would then be given to Austin Lecklider and Brad Mercer for their review and to receive their comments on the document.

Commissioner Schaadt adjourned the meeting at 8:33 PM.

The next meeting of the Zoning Commission will be 7 PM, October 19, 2015.