

Granville Township Zoning Commission
March 21, 2016

Meeting Minutes

Zoning Commission Chair Rob Schaadt called the meeting to order at 7 PM.

Roll Call

Recording Secretary Maggie Barno called the roll.

Present Commissioners: Rob Schaadt, Judy Preston, Vince Paumier, Steve Brown

Guests: John Gleason, AEP Representative; Phill Demarest, counsel representing Denison University, 224 E. Main St. Granville

Approval of Minutes

Commissioner Schaadt made corrections to the minutes of the March 7, 2016, meeting as follows:

Under announcements of Chair-

Change December 1, 2015, to February 1, 2016

Change "attended TRC meeting" to "received notice of TRC meeting"

Shaadt to Schaadt

Commissioner Schaadt made a motion to approve the March 7, 2016, minutes as amended.

Commissioner Brown seconded the motion and the motion passed by unanimous vote.

Announcements of Commission Members

There were no announcements from the commission members at this time.

Announcements of Chair

Commissioner Schaadt reported he received a follow-up e-mail from Trustee Schott about the questions of neighbors regarding Old Park.

Public Comment

There was no public comment at this time.

Commissioner Schaadt closed public comment and stated the Commissioners might have questions for the guests regarding the Solar Text Amendment.

Old Business

Solar Text Amendment

Commissioner Brown reviewed Draft 12 of the Solar Text Amendment. He stated he and Commissioner Paumier worked on Draft 12 by breaking it into the three groups of Definitions, Accessory, and Production.

Definitions were cleaned up.

Commissioner Paumier commented the major change to the Accessory side, other than cleaning up language that Mr. Gleason provided, was to remove screening for accessories. Commissioner Schaadt added it looked like the concerns of the Licking County Planning Commission had been covered.

Commissioner Brown mentioned considerable changes were made to the Production systems.

Lengthy discussion was held regarding changes to Draft 12 between the Zoning Commissioners and John Gleason, AEP Representative.

Commissioner Paumier made a motion to make the modifications discussed to the Solar Text Amendment and submit it to the Licking County Planning Commission. Commissioner Preston seconded the motion.

Commissioner Schaadt asked for a vote of those in favor to make application of the Solar Text Amendment to the Licking County Planning Commission.

Recording Secretary Maggie Barno called the roll. The vote was as follows:

Commissioner Preston- yes

Commissioner Paumier- yes

Commissioner Schaadt- no

Commissioner Brown- yes

Commissioner Schaadt commented if possible, the application would be made by April 11, 2016, and reviewed the timeline of the process.

Commissioner Paumier asked if anyone knew what was happening in the Village regarding solar and John Gleason, AEP Representative, gave a review.

The entire new Draft 13 of the Solar Text Amendment is included herein.

Proposed Amendments to Granville Township zoning code-solar energy Definitions:

SOLAR ENERGY-ACCESSORY SYSTEM: A solar collection system consisting of one or more roof and/or ground mounted solar collector devices and solar energy equipment, which has a rated capacity of less than or equal to twenty five (25) kilowatts (for electricity) or rated storage volume of less than or equal to two hundred forty (240) gallons or that has a collector area of less than or equal to one thousand (1,000) square feet (for thermal), and is intended to primarily reduce on-site consumption of utility power. A system is considered solar energy accessory system only if it supplies electrical or thermal power solely for on-site use, except that when a property upon which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company and/or the regional transmission organization.

SOLAR ENERGY- PRODUCTION SYSTEM: An area of land or other area used for a solar collection system principally used to capture solar energy and convert it to electrical energy and/or thermal energy. A large solar energy production system consists of one or more free-standing ground, or roof mounted solar collector devices, solar energy equipment and other accessory structures and buildings including light reflectors, concentrators, heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities, which has a rated capacity of more than twenty-five (25) kilowatts (for electricity) or a rated storage volume of the system of more than two hundred forty (240) gallons or that has a collector area of more than one thousand (1,000) square feet (for thermal).

SOLAR ENERGY EQUIPMENT: Items including but not limited to a solar photovoltaic cell, solar panels, lines, pumps, batteries, mounting brackets, framing and/or foundation used for or intended to be used for the collection of solar energy.

SOLAR PHOTOVOLTAIC (PV): The technology that uses a semiconductor to convert light directly into electricity.

SOLAR ENERGY SYSTEMS

1027.1 REQUIREMENT FOR SOLAR ENERGY-ACCESSORY SYSTEMS

These regulations are established to provide a zoning tool to manage the undesired impacts of solar energy accessory systems in accordance with Section 519.02 of the Ohio Revised Code, while promoting the benefits of these systems to reduce the on-site consumption of utility supplied electricity and the environmental benefits thereof. In accordance with Section 519.02 of the Ohio Revised Code, in the interest of public health and safety and in the interest of the public convenience, comfort, prosperity, or general welfare these regulations are established for the purposes listed in Section 1027.1(A).

No person shall cause, allow or maintain the use of a solar energy accessory system without first having obtained a zoning permit from the zoning inspector.

1027.12 REQUIREMENTS FOR SOLAR ENERGY ACCESSORY SYSTEMS- All solar energy accessory systems shall meet the following requirements:

1. A solar energy accessory system shall be used for the generation of power to reduce on-site consumption of utility power and/or provide power to a structure that is not connected to utility service. This provision shall not be interpreted to prohibit the sale of excess power generated from time to time to the local utility company and/or the regional transmission organization.

A roof/structure mounted solar energy accessory system:

- a) Shall be a conditional use in a conservation district and subject to all requirements of this Article as well as Article 5, section 523, 524, and 525 A and B of conditional use permit requirements and a permitted use in all other districts
- b) May be mounted to a principal or accessory structure.
- c) Combined height of the solar energy accessory system and structure to which it is mounted may not exceed the maximum building height allowed in that zoning district for the type of structure to which it is attached.

A ground/pole mounted solar energy accessory system:

- a) Shall not be allowed in a conservation district and will be a permitted use in all other districts
- b) Shall not exceed 15 feet in height
- c) Shall be permitted in the rear or side yard only.
- d) The surface area of a ground mounted system, regardless of the mounted angle, shall be calculated as part of the overall lot coverage. Not to exceed 10% of lot size.
- e) The minimum setback distance from the property lines for solar energy accessory systems and their related equipment shall be whatever the current zoning code requirement is for that district or 20 feet, whichever is greater.
- f) Solar energy accessory systems shall not be constructed until all applicable zoning and building permits have been approved and issued.

- g) Solar energy accessory systems that are no longer functioning shall be completely removed from the property within twelve (12) months from the date they are no longer producing electricity with a 12 month extension available if approved by the Granville Township Zoning Inspector before the end of the first 12 month period. Any earth disturbance as a result of the removal of the ground mounted solar energy system shall be returned to natural condition within thirty (30) days of removal or as soon as weather permits.

- h) A site plan shall be submitted at the time of application and shall include:
 - 1) Property lines and physical dimensions of the site.

 - 2) Location of solar energy system(s) and all related equipment, setbacks from property lines, and any structures on the property.

 - 2) Elevation of the proposed solar energy system(s) at its maximum tilt.

 - 3) Estimated rated capacity of the solar energy equipment.

 - 5) Sketched drawing showing where the location of solar accessory will be placed on subject lot.

- i) Any changes in layout, capacity or style of the solar modules would require a notice be given to the Zoning Inspector for review prior to final issuance of zoning permit

1027.13 REQUIREMENTS FOR SOLAR ENERGY- PRODUCTION SYSTEMS

These regulations are established to provide a zoning tool to manage the undesired impacts of solar energy production systems in accordance with Section 519.02 of the Ohio Revised Code, while promoting the benefits of these systems to reduce the consumption of utility supplied electricity and the environmental benefits thereof. In accordance with Section 519.02 of the Ohio Revised Code, in the interest of public health and safety and in the interest of the public convenience, comfort, prosperity, or general welfare these regulations are established for the purposes listed in Section 1027.1(A).

- 1) A solar energy production system shall be used for the generation of power to reduce consumption of utility power by the applicant and/or provide power to a structure that is not connected to utility service. This provision shall not be interpreted to prohibit the

sale of excess power generated from time to time to the local utility company and/or regional transmission organization.

- 2) A solar energy production system connected to the utility grid shall provide written authorization from the local utility company acknowledging and approving such connection.
- 3) A solar energy production system shall not be permitted in conservation or residential districts but will be a conditional use in all other districts and subject to all requirements of this Article as well as Article 5, section 523, 524, and 525 (A and B) of conditional use permit requirements.
- 4) No person shall cause, allow or maintain the use of a solar energy production system without first having obtained a zoning permit from the zoning inspector. All solar energy production facilities shall meet the following requirements:
 - a) For purposes of determining lot coverage, the total surface area of all ground mounted and freestanding solar collectors including cells, panels, and water collector devices shall be considered impervious. Panels mounted on the roof of any building shall be subject to the maximum height regulations as specified with the underlying zoning district. Ground mounted solar energy equipment not to exceed 40% of the total lot size.
 - b) Ground mounted solar energy production systems not to exceed 15 feet in height.
 - c) All on-site utility and transmission lines installed as part of the solar energy production system shall be placed underground.
 - d) Screen requirements: All solar energy equipment shall be in compliance with Granville Township Zoning Resolution 525 A item #22.
 - e) In order to assure there are not adverse impacts to aviation due to glare from the solar energy accessory system, a statement from the Federal Aviation Administration (FAA) stating whether or not a permit is required from the FAA. If a permit is required, said permit shall be issued prior to a zoning permit being issued by the Granville Township Zoning inspector.

- f) All mechanical equipment of solar energy systems including any structure for batteries or storage cells shall be completely enclosed by a minimum eight (8) foot high fence with a self-locking gate.
- g) The minimum setback distance from the property lines, for solar energy production systems and their above ground related equipment shall be whatever the current zoning code requirement is for that district or 100 feet, whichever is greater.
- h) Solar energy production systems that are no longer functioning shall be completely removed from the property within twelve (12) months from the date they are not producing electricity. Any earth disturbance as a result of the removal of the ground mounted solar energy system shall be returned to natural condition within thirty (30) days or as soon as weather permits.
- i) A site plan shall be submitted at the time of application and shall include:
 - 1) Property lines and physical dimensions of the site.
 - 2) Location of solar energy production system(s) and all related equipment, setbacks from property lines, easements, and any structures on the property.
 - 3) Location of any required signage.
 - 4) Elevation of proposed solar energy production system(s) at its maximum tilt
 - 5) Design specifications of the proposed solar energy equipment in sufficient detail to demonstrate compliance with the requirements of this section, which shall be updated prior to the final issuance of the zoning permit.
 - 6) Scaled drawing no smaller than 1"=100'.
 - 7) Screening plan

- 5) Any changes in layout, capacity or style of the solar modules would require a notice be given to the Zoning Inspector for review prior to final issuance of zoning permit.

Remaining Text Amendments from Zoning Inspector/Granville Township Trustees

Commissioner Schaadt reviewed the list of the remaining Text Amendments the Trustees and Zoning Inspector Travis Binckley requested the Commissioners process and asked for volunteers to work on them. The list was divided as follows:

Home-Based Business- Commissioner Preston

Section 9-10-

Permitted Use Under General Business- add Health and Fitness- Commissioner Brown

Kennels- Commissioner Walker

Grandfathering- Commissioners Schaadt and Paumier

Exclusion of Road Right-of-Ways- Commissioner Schaadt

PUD Application- Commissioner Preston

New Business

Current Code as it Relates to Adult Entertainment Facilities

Commissioner Schaadt asked if the Commissioners wanted to tackle the issue of Adult Entertainment facilities in the current code.

Commissioner Paumier suggested this would be a good time to request the Trustees hire a consultant to look at the Current Code as it relates to Adult Entertainment Facilities. Commissioner Schaadt commented he would talk to the Granville Township Trustees about the possibility of hiring a consultant to do so.

The Commissioners discussed what would happen if the Trustees deny the request of using a consultant.

Set Next Meeting

The Public Hearing of the Solar Text Amendment was set for May 2, 2016, at 7:00 PM.

The next regular meeting of the Granville Zoning Commission was set for May 2, 2016, following the Public Hearing of the Solar Text Amendment.

Adjournment

Commissioner Schaadt made a motion to adjourn the meeting at 8:20 PM.

Commissioner Preston seconded the motion and the motion passed by unanimous vote.