

Scioto Township Zoning Commission

January 8, 2024

The meeting was called to order by chair-person, Ms. Gina Long. Mr. Tim Brown and Mr. David Church were present.

The minutes from the December 11, 2023 meeting were reviewed. Mr. Church made a motion to accept the minutes with changes and Mr. Brown seconded. The minutes were approved.

Consideration of Newhouse request for rezoning:

Ms. Long reviewed the discussion from the December meeting. The property would be rezoned from FR-1 to Planned Industrial. The cell tower would be divided from the balance of the property. Mr. Kaiser submitted the plans for use of the property which would essentially be the same as the use at the present time.

Mr. Church asked for confirmation of the action to be taken, that the entire 32.086 acres would be rezoned, Planned Industrial, and then the cell tower would be divided off and remain with Newhouse as owners. This was confirmed. The property split would not be a factor in the decision today.

Vote:

Mr. Brown- Yes

Ms. Long- Yes

Mr. Church- Yes

This vote moves the process on to review and approval by the Township Trustees on February 7, 2024.

Resolution Revision:

Small solar is considered, generation of <50 megawatts. It is accepted that 40 megawatts can power 6700 homes. Mr. Brown added that it takes 5 to 7 acres of solar panels to produce one megawatt. The sample language from documents supplied to the Commission members, limits the usage to certain ‘. The Commission would have power to determine how the specific ‘Districts’ would be regulated.

The solar panel would be mounted on barns, house roof or free standing. Ms. Long stated that these uses would be expressed in the ‘permitted uses’ categories. The discussion would also include the emissions permitted per area and the amount of emissions per ‘District’. Energy production would not be categorized as Agricultural.

It was assumed that a practical application would be 10 acres for a small solar farm. Mr. Villio repeated that >50 megawatts is out of the control of the Commission and <50 megawatts could involve a space as large as 200 acres. Mr. Villio also added that solar and wind discussions involve private and public use. Public use would be regulation by the state because it would be Public Utility.

The Revised Code does not stipulate the panels allowed per acre, etc. The Commission would have to define these limitations.

The districts that have to be considered are FR-1, Planned Industrial, Planned Commercial and Planned Residential. Personal use would be FR-1 and other would be Planned Industrial.

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Another consideration is preserving the character of the particular neighborhood and not disturbing the ecological situation in any area. Considering the health, wealth and safety of the area.

Tabled Topics:

- Need to do something sooner or later.
- A public meeting would be necessary to the discussion.

Ms. Sandra Stults will check into organizing a public meeting .for solar discussion.

The Zoning Inspector's report was reviewed from the document submitted by Mr. Ligocki.

There have been two applicants for positions on the Commission.

Mr. Brown made a motion to adjourn and Mr. Church seconded. Meeting adjourned.

Respectfully submitted,
Sherry Felkner, secretary