

**TROY TOWNSHIP
ZONING COMMISSION
REGULAR MEETING MINUTES
MARCH 16, 2023**

Call to Order

John Strayer called the Troy Township Zoning Commission Regular Meeting to order at 7:02 PM with the Pledge of Allegiance.

Roll Call

John Briggs	Present	Robert Neitz	Present
Robert Lahey	Absent	John Strayer	Present
Sandy Minarik	Present		
Robert Neitz	Present	Brooke Hahn, Zoning Inspector	Present

Guest Sign-In

None

Approval of the February 16, 2023 Regular Meeting Minutes

The minutes of the February 16, 2023 regular meeting were presented. Robert Neitz made a motion to accept the minutes as presented. John Briggs seconded the motion. The motion passed unanimously by a 4-0 vote.

Old Business

Culverts and Driveway

Maintenance Department was unavailable for meeting to discuss concerns. John Briggs made a motion to table culverts and driveways. Robert Neitz seconded the motion. Motion carried unanimously.

Zoning Changes

Articles sent to township trustees were discussed at their previous meeting. The trustees will vote on those at the March 29, 2023 meeting.

Screenings and Fences

Buffer strips cannot be overlooked. There has been some confusion and inconsistencies within the group over these areas. Moving forward there must be consistency. Sandy Minarik made a motion to table Article 8 Landscape Requirements until the trustees vote on the current changes. John Briggs seconded the motion. Motion carried with a 4-0 vote.

New Business

The township trustees would like to see large scale solar fields removed from the Zoning Resolutions. The Zoning Commission made the following changes (see attached changes):

John Briggs made a motion to remove 7.21.05 Principal Solar Energy Systems (PSES) and replace with PSES are not permitted in any district in Troy Township. Robert Neitz seconded the motion. Motion carried with a 4-0 vote.

John Briggs made a motion to update the Article 4.03.06 Accessory Structures and Uses in the matrix to make PSES all blank (not permitted) in all districts.. Robert Neitz seconded the motion. Motion carried with a 4-0 vote.

John Briggs made a motion to change 7.21.01 d) The ground surface area covered by free-standing solar panel arrays shall not exceed five percent (5%) of the available combined side and rear yards.. Robert Neitz seconded the motion. Motion carried with a 4-0 vote.

John Briggs made a motion to add 7.21.01 f) No free-standing solar panel arrays will be permitted on a parcel until principal building is framed and roof completed. Robert Neitz seconded the motion. Motion carried with a 4-0 vote.

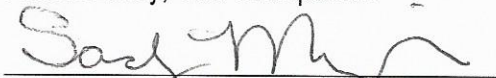
John Briggs made a motion to send all Solar Energy changes to Attorney Peter Griggs for review. Upon his approval the changes can be sent to the Wood County Planning Commission. Sandy Minarik seconded the motion. Motion carried with a 4-0 vote.

With nothing more to come before the Zoning Commission, John Briggs made a motion to adjourn at 8:28 PM. Sandy Minarik seconded the motion. Motion carried unanimously.

Respectfully submitted,

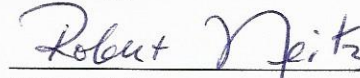

Janice Wagner, Zoning Secretary


Robert Lahey, Vice Chairperson


Sandy Minarik

John Strayer, Chairperson


John Briggs


Robert Neitz

ARTICLE 7 SUPPLEMENTARY LAND USE REGULATIONS

The following standards and conditions shall apply to land uses authorized pursuant to Article 4 (Permitted and Conditional Use Regulations).

Changes are in red

Section 7.21 Solar Panel Regulations

Solar Panel arrays for on-site use shall be allowed in all zoning districts installed on permitted principal or accessory buildings or as free-standing structures subject to the following conditions:

7.21.01 Free Standing Solar Panel Arrays

Free-standing solar panel arrays that are not attached to a building shall be permitted subject to the following regulations:

- a) Free-standing solar panel arrays shall not be permitted in the front yard.
- b) Free-standing solar panel arrays shall be set back by a minimum of fifteen feet (15) from all side property lines and ten feet (10) from the rear property line.
- c) Free-standing solar panel arrays shall not exceed a height of twelve feet (12).
- d) The ground surface area covered by free-standing solar panel arrays shall not exceed **five** percent (**5%**) of the available combined side and rear yards.
- e) All power transmission lines shall be underground.
- f) **No free-standing solar panel arrays will be permitted on a parcel until principal building is framed and roof completed.**

7.21.02 Roof Mounted Solar Panel Arrays

Where attached to building, the solar panels shall be subject to the same regulations as the building in terms of height and setbacks. Solar panels may be attached to the roof only.

- a) Roof mounted panels shall include solar panels integrated as the surface layer of the roof structure with no additional apparent change in relief or projection (the preferred installation), or separate flush-mounted solar panels attached to the roof surface.
- b) Solar panels integrated as the surface layer of the roof structure may be located on any part of the roof.
- c) Separate flush-mounted solar panels installed on a building or structure with a sloped roof surface shall not project vertically above the peak of the roof to which it is attached.
- d) Solar panels mounted on a flat roof shall not project vertically higher than the height of the parapet wall surrounding the roof or shall be screened by architectural features.

7.21.03 Solar Panel Array Maintenance

Solar panel arrays must be maintained in good working order. Panels that become inoperable for more than twelve (12) months must be repaired or removed by the owner within thirty (30) days of issuance of zoning violation. Removal includes removal of all apparatuses, supports, and or other hardware associated with the solar panel array.

7.21.04 Solar Panel Array Glare

Solar panel arrays shall be placed and arranged such that reflected solar radiation or glare shall not create a hazard or nuisance to adjacent buildings or roadways.

7.21.05 Principal Solar Energy Systems (PSES) **Remove all (strickthrough) PSES language and add**

PSES are not permitted in any district in Troy Township.

~~PSES shall be permitted as a conditional use in any district except residential.~~

~~1. Site Plan Requirements~~

- ~~a. Location of all public and private airports in relation to the location of the alternative energy system, as well as any applicable FAA restrictions that may be applicable to the solar panel array.~~
- ~~b. A site drawing showing the location of the unit, system or array in relation to existing structures on the property, roads and other public right of ways, and contiguous parcels.~~
- ~~c. A maintenance schedule as well as a dismantling plan that outlines how the unit, system, or array will be dismantled, shall be required as part of the permit.~~
- ~~d. Description of compliance with NFPA 1 (National Fire Protection Association) for firefighting access.~~
- ~~e. Listing of owner(s), operator(s) and maintenance providers.~~
- ~~f. Proper drainage away from adjacent property and buildings.~~
- ~~g. Demonstrate compliance with Article 8 Landscaping Requirements~~
- ~~h. Provide planting and landscape plan.~~
- ~~i. Provide vegetation control plan.~~

~~2. Ground Mounted Principal Solar Energy Systems~~

- ~~a. All on-site transmission and plumbing lines shall be placed underground.~~
- ~~b. Maintenance Solar panel arrays must be maintained in good working order. Panels that become inoperable for more than twelve (12) months must be repaired or removed by the owner within thirty (30) days of issuance of zoning violation. Removal includes removal of all apparatuses, supports, and or other hardware associated with the solar panel array.~~
- ~~c. Glare: Solar panel arrays shall be placed and arranged such that reflected solar radiation or glare shall not create a hazard or nuisance to adjacent buildings or roadways.~~

~~3. Decommissioning~~

- ~~a. The PSES owner shall notify the township immediately upon cessation or abandonment of the operation. If no electricity is generated by such system for a period of six (6) continuous months the PSES shall be presumed to be discontinued or abandoned.~~
- ~~b. The PSES owner shall then have six (6) months in which to dismantle and remove all PSES solar related equipment or appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations and other associated facilities from the property. If the owner fails to dismantle and/or remove the PSES within the established timeframes, the township may complete the decommissioning at the owner's expense. The owner shall restore land to the original condition.~~

~~1. Site Requirements~~

- ~~a. Set Backs
Minimum set back to equipment is forty feet (40) from all property lines.~~
- ~~b. Height
Ground mounted PSES shall not exceed twenty feet (20) in height.~~
- ~~c. Screening~~

~~Ground mounted PSES shall be screened from adjoining districts or zones per Article 8 Landscape Requirements.~~

Article 4 – Amendments

Change Matrix

4.02.06 <u>Accessory Structures and Uses</u>	<u>A-1</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>	<u>C-5</u>	<u>I-1</u>	<u>B-PUD</u>
Principal Solar Energy Systems PSES All Blank = Prohibited Use													