

1 BEFORE THE ALLEN TOWNSHIP ZONING COMMISSION

2 VAN BUREN, OHIO

3 - - -

4 In Re: Allen Township Zoning Commission

5 - - -

6 TRANSCRIPT OF PROCEEDINGS

7 - - -

8 Thursday, May 2, 2024
9 5:00 p.m.
10 Allen Township Center
11 12829 State Route 613
12 Van Buren, Ohio 45889

13 - - -

14 SUSAN L. COOTS, RPR
15 REGISTERED PROFESSIONAL REPORTER

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22 ANDERSON REPORTING SERVICES, INC.
23 3040 Riverside Drive, Suite 125
24 Columbus, Ohio 43221
 (614) 326-0177

1 APPEARANCES:

2 CINDY LAND, Attorney at Law
3 Hancock County Prosecuting Attorney's Office
4 514 South Main Street
5 Suite B
6 Findlay, Ohio 45840
7 (419) 424-7089
8 lmland@co.hancock.oh.us

9 On behalf of the Allen Township
10 Zoning Commission.

11 BOARD MEMBERS:

12 John Timmerman, Chairperson
13 Deb Stacy, Secretary
14 Dave Evans
15 Clara Pargeon
16 Matt Cordonnier, Planning Director, Hancock Regional
17 Planning Commission

18 - - -

1 THURSDAY EVENING SESSION
2 May 2, 2024
3 5:00 p.m.

4 - - -

5 P R O C E E D I N G S

6 - - -

7 BE IT REMEMBERED THAT, on the 2nd day of
8 May, 2024, this cause came on for hearing before the
9 Allen Township Zoning Commission. And the parties
10 appearing in person and/or by counsel, as hereinafter
11 set forth, the following proceedings were had:

12 - - -

13 CHAIRPERSON TIMMERMAN: We are at 5:00. I'm
14 going to call this meeting to order.

15 Do you want to do attendance first?

16 SECRETARY STACY: Sure.

17 CHAIRPERSON TIMMERMAN: Did you hand these
18 out already?

19 SECRETARY STACY: Yeah. Anyone need a --

20 MR. EVANS: I've got one.

21 CHAIRPERSON TIMMERMAN: I'll take one.

22 SECRETARY STACY: You can go ahead and do
23 roll call.

24 CHAIRPERSON TIMMERMAN: Dave Evans.

MR. EVANS: Yep.

1 CHAIRPERSON TIMMERMAN: Clara Pargeon.

2 MS. PARGEON: Here.

3 CHAIRPERSON TIMMERMAN: Darrin Rehus.

4 (No response.)

5 CHAIRPERSON TIMMERMAN: Did he call?

6 MS. LAND: He talked to me.

7 SECRETARY STACY: Yeah, he's absent.

8 CHAIRPERSON TIMMERMAN: Deb Stacy.

9 SECRETARY STACY: Here.

10 CHAIRPERSON TIMMERMAN: John Timmerman,
11 here.

12 SECRETARY STACY: Reading of the April 29th,
13 2024, Allen Township Zoning Commission minutes.

14 Attendance: Dave Evans, Clara Pargeon,
15 Deb Stacy, John Timmerman. Darrin Rehus was absent.

16 Deb Stacy, Allen Township Zoning Commission
17 Secretary, read the April 25th, 2024, minutes.

18 Motion 24-04-17M. Clara Pargeon moved to
19 approve the Allen Township Zoning Commission minutes
20 from the April 25th, 2024, meeting. John Timmerman
21 moved to second the motion. Motion passed.

22 The Allen Township Zoning Commission
23 discussed Signs and Fences. Matt from Hancock County
24 Regional Planning agreed to take a look at the Sign

1 section and offer rewrite suggestions.

2 Discussion took place regarding the
3 measurement from property lines for the placement of
4 fences.

5 The Allen Township Zoning Commission will
6 schedule the remaining dates for Resolution work. It
7 was agreed to hold meetings on May 9th, 13th, 16th,
8 20th, 23rd, and 30th at 5:00 p.m.

9 Cindy Land, Assistant County Prosecutor,
10 provided information for solar and wind energy for
11 discussion at the May 2nd meeting. The topic of adult
12 entertainment will also be included, if we get to it.

13 John Timmerman, Chairman, asked for comments
14 and input from the guests.

15 One suggestion was to require fencing for a
16 pool even when that pool had an automatic pool liner.
17 Automatic pool liners are a safety precaution, but
18 sometimes the liner is not completely closed.

19 Another comment referred to the distance
20 from property lines for fences. A recommendation from
21 a guest was made to have fence placement to be 2 feet
22 from the property line or half the height of a fence,
23 whichever measurement is greater. The commission
24 agreed to include that input in the Zoning Resolution.

1 Motion 24-04-18M. Clara Pargeon moved to
2 adjourn the meeting. Dave Evans seconded the motion.
3 Motion passed.

4 So we'll go ahead and --

5 CHAIRPERSON TIMMERMAN: Do we approve
6 the minutes first?

7 SECRETARY STACY: Yeah. I'll take a motion
8 to approve the April 29th minutes.

9 MS. PARGEON: I make a motion we approve
10 them.

11 CHAIRPERSON TIMMERMAN: Clara. Okay. And a
12 second.

13 MR. EVANS: I'll second.

14 SECRETARY STACY: Dave.

15 And everyone in agreement, say "Yes."

16 (Vote taken.)

17 SECRETARY STACY: Motion passed. And we
18 need to get these signed.

19 CHAIRPERSON TIMMERMAN: Do we know if the --
20 all the meeting dates were sent in yet?

21 MS. LAND: I did. I gave them to Mark. He
22 said he would get them published appropriately.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MS. LAND: He was still on vacation when he

1 got them. He said he had connectivity and he would
2 take care of it.

3 CHAIRPERSON TIMMERMAN: Okay. Are we
4 starting with Solar then, or do you have anything you
5 want to address first?

6 MS. LAND: Yeah. I have a sample template
7 of -- we need to keep one of those -- adult
8 entertainment. I know that one already exists for
9 Allen Township. I believe it is just like this one.
10 We'll have to have Mark pull it out to make sure we
11 keep it close to the same. I don't know if we'll get
12 to that tonight or not, but I'm giving it to you now.

13 And, also, I believe, at some point tonight,
14 either before you do your discussion or after, we'll
15 need to retire into Executive Session for a bit to
16 discuss the pending litigation. As you know, the
17 zoning commission was sued with a second lawsuit, too,
18 so I need to update you guys. And I have something
19 that you'll need to do because there have been some
20 motions and such that affect you guys.

21 SECRETARY STACY: Okay.

22 MS. LAND: So I would prefer to just do it
23 at the end, if that's all right.

24 SECRETARY STACY: Sure.

1 CHAIRPERSON TIMMERMAN: Okay. Anything
2 else?

3 MS. LAND: No.

4 CHAIRPERSON TIMMERMAN: Okay. Do we want to
5 start with the -- are we going to read through this,
6 the Sexually Oriented Businesses, or do we want to --

7 MS. LAND: Let's wait until -- let's do the
8 Wind and Solar first because that's what we had talked
9 about, and you can go to that next. You guys haven't
10 had a chance to read through this because I didn't
11 have it for you last time.

12 CHAIRPERSON TIMMERMAN: Okay.

13 MR. EVANS: So what -- do I have that Wind
14 and Solar?

15 CHAIRPERSON TIMMERMAN: That's what she
16 handed out at the last meeting.

17 MS. LAND: The packet of four.

18 CHAIRPERSON TIMMERMAN: I've got more if you
19 need them.

20 MR. EVANS: Unless it's back here.

21 No, I've got it.

22 CHAIRPERSON TIMMERMAN: I would assume we --
23 did everybody get a chance to look through -- it
24 was -- as Deb was pointing out, there's four

1 documents, but it's kind of two and two. Did
2 everybody read through them?

3 SECRETARY STACY: Yes.

4 CHAIRPERSON TIMMERMAN: Do we have one we
5 would rather start from?

6 SECRETARY STACY: Yeah. I would say that
7 the Delaware Township Resolution contained more
8 conditions --

9 CHAIRPERSON TIMMERMAN: Okay.

10 SECRETARY STACY: -- in order to have Solar.
11 And it appeared -- whereas Washington Township talked
12 about I-1 or I-2 Districts for this. I'm not sure I
13 really saw a district mentioned for Delaware, unless
14 someone else did.

15 CHAIRPERSON TIMMERMAN: I don't recall a
16 district called out there.

17 SECRETARY STACY: Right.

18 MS. LAND: I don't think there is.

19 SECRETARY STACY: Yeah. I looked for it.

20 CHAIRPERSON TIMMERMAN: Which would mean any
21 district at that point?

22 MS. LAND: Well, it would go into that same
23 group that we just looked at; things that aren't
24 identified for any particular district. So when they

1 come in and ask for it, then it goes to the zoning
2 commission to make the determination if what they're
3 requesting fits in any particular district.

4 CHAIRPERSON TIMMERMAN: Okay.

5 MS. LAND: If you would rather identify a
6 district for it, you can do that, too.

7 CHAIRPERSON TIMMERMAN: Okay.

8 MS. LAND: And, frankly, that might be
9 better here because your potential for being
10 challenged has historically been the case.

11 CHAIRPERSON TIMMERMAN: Right. I guess my
12 question, there was a -- I didn't notice it so much in
13 the Washington Township. But in the Delaware, I was
14 actually looking at the blank one, not the Delaware
15 one.

16 It seems like there's more provisions for
17 non-accessory use versus accessory use. Where do we
18 stand on that? I feel like Washington Township was
19 more generalized versus calling out accessory and
20 non-accessory. Are we required to allow non-accessory
21 use? Do we want non-accessory principal use?

22 MS. LAND: You need to identify what is
23 accessory and non-accessory, and, then, you'll know if
24 it's something that you need to --

1 CHAIRPERSON TIMMERMAN: Okay.

2 MS. LAND: How you want to regulate it.

3 CHAIRPERSON TIMMERMAN: Okay. I guess we'll
4 start with the Delaware one. Is that the one you
5 preferred?

6 SECRETARY STACY: I just -- it had more
7 things in place to --

8 MS. LAND: All of these that are currently
9 in place are mostly Solar.

10 CHAIRPERSON TIMMERMAN: Right.

11 MS. LAND: So you're going to have to -- you
12 guys have any Wind?

13 MR. CORDONNIER: Washington addresses Wind.

14 MS. LAND: So does Solar, but it's right at
15 the end.

16 MR. CORDONNIER: It doesn't always take a
17 lot of words. It just says they are a Conditional Use
18 in the I-2 District. There's a height limit of
19 60 feet and it has to be connected to a -- as an
20 accessory use, it has to be connected to a primary
21 use, rather than just straight on the grid. After
22 it's connected to a primary use, then excess energy
23 could be sold.

24 So, I mean, I think there's two documents.

1 I haven't read Delaware's fully. I'm familiar with
2 Washington because we assisted them with that.
3 I think both have similar ends and just little
4 different ways of getting there.

5 Washington, on Solar, the idea was it
6 permits Solar in every district. What it didn't want
7 to do is put too many limits on the individual
8 property owner from installing solar panels and the
9 like. The concern that Washington Township had was
10 for larger facilities.

11 CHAIRPERSON TIMMERMAN: Right.

12 MR. CORDONNIER: So, in Washington Township,
13 any district allows them, but it can't be more than
14 1 acre or a half acre in size. Something like that.

15 CHAIRPERSON TIMMERMAN: It was a half acre.

16 SECRETARY STACY: It was a half acre.

17 MR. CORDONNIER: So that's kind of, in a
18 nutshell, Washington Township, all districts can have
19 them, with the homeowner or small business owner in
20 mind, using it to power their site.

21 CHAIRPERSON TIMMERMAN: Right.

22 MR. CORDONNIER: And, then, wind turbines
23 are permitted in a certain district with a height
24 limit of 60 feet.

1 And as Cindy would probably chime in, you
2 just can't write "X use is not permitted anywhere in
3 the township," end of sentence.

4 MS. LAND: We talked about that before. You
5 have to have a place for everything, but you can limit
6 what it's going to be like.

7 MR. CORDONNIER: A reasonable place for, you
8 know, like --

9 CHAIRPERSON TIMMERMAN: Right.

10 MR. CORDONNIER: That's a real quick summary
11 of Washington. Maybe you can go through them both.
12 I don't know. Either way.

13 CHAIRPERSON TIMMERMAN: I thought
14 Washington's was pretty straightforward and easy to
15 follow.

16 SECRETARY STACY: It was easy to follow.

17 MR. CORDONNIER: Was Delaware's taken from
18 the --

19 MS. LAND: Template.

20 MR. CORDONNIER: -- from the template?

21 MS. LAND: Yes.

22 MR. CORDONNIER: So that had more eyes on
23 it.

24 CHAIRPERSON TIMMERMAN: Okay. Well, I guess

1 we'll start with Delaware since it's from the
2 template.

3 Dave.

4 MS. LAND: Why don't we go through
5 Washington's first because it seems to have more
6 generality, and, then, you can talk about it. And if
7 you get to a spot where you think maybe we need to
8 explain more, then dive into what is in the template
9 to see if you want to increase it.

10 CHAIRPERSON TIMMERMAN: Okay.

11 MS. LAND: Does that make sense --

12 CHAIRPERSON TIMMERMAN: Sure.

13 MS. LAND: -- as a way to approach it?

14 SECRETARY STACY: Uh-huh.

15 CHAIRPERSON TIMMERMAN: Do you mind reading?

16 MR. EVANS: Yeah. Sure.

17 CHAIRPERSON TIMMERMAN: Thank you.

18 MR. EVANS: Article 12, General Provisions.
19 New Section 21, Solar Energy.

20 The purpose of this section is to provide
21 regulations for the safe, effective construction and
22 operation of accessory Solar Energy Systems installed
23 to reduce the on-site consumption of utility-supplied
24 electricity.

1 An accessory Solar Energy System shall be
2 considered a conditionally permitted accessory use in
3 any district, provided all requirements and
4 regulations are met. No person shall cause, allow, or
5 maintain the use of an accessory Solar Energy System
6 without first having obtained a Conditional Zoning
7 Certificate from the BZA.

8 Application for a Conditional Zoning
9 Certificate shall be submitted to the zoning inspector
10 and forwarded to the Board of Zoning Appeals.

11 Non-accessory Solar Energy Facilities, otherwise known
12 as Principal Solar Energy Production Facilities, are
13 not permitted.

14 All accessory Solar Energy Systems shall
15 meet the following requirements:

16 1. A Solar Energy System may be
17 conditionally permitted in all zoning districts as an
18 accessory to a principal use.

19 2. A Solar Energy System shall not be used
20 for the generation of power for the sale of energy to
21 other users; although, this provision shall not be
22 interpreted to prohibit the sale of excess power
23 generated from time to time to the local utility
24 company.

1 MS. LAND: Okay. Wait a minute.

2 So an accessory use is what? I mean, what
3 would be an example of that? Would the windmills that
4 are -- turbines that are currently there for, say,
5 Whirlpool, are those an accessory use? Because
6 Whirlpool doesn't own them, but they are only
7 dedicated to one. So does that turn out to be an
8 accessory use?

9 MR. CORDONNIER: I'd have to look at the
10 definition of "Accessory" and "Principal."

11 MS. LAND: And where is that?

12 SECRETARY STACY: Right here.

13 MR. CORDONNIER: The second page, I believe.

14 MS. LAND: Am I not using right one? Yeah,
15 I am.

16 CHAIRPERSON TIMMERMAN: I have a different
17 printed one. It's the third page for me.

18 MR. EVANS: Mine is the second page.

19 MS. LAND: There it is.

20 SECRETARY STACY: There's two versions for
21 Washington.

22 MR. CORDONNIER: Why don't you read
23 "Accessory" and "Principal."

24 MR. EVANS: Sure. Accessory Solar Energy

1 System.

2 A solar collection system consisting of one
3 or more roof and/or ground-mounted solar collector
4 devices and solar-related equipment, which has a rated
5 capacity of less than or equal to 10 kilowatts for
6 electricity, or related storage volume of less than or
7 equal to 240 gallons, or that has a collector area of
8 less than or equal to 1,000 square feet for thermal,
9 and is intended to primarily reduce on-site
10 consumption of utility power.

11 A system is considered an accessory Solar
12 Energy System only if it supplies electrical or
13 thermal power solely for on-site use, except that when
14 a property upon which the system is installed also
15 receives electrical power supplied by a utility
16 company. Excess electrical power generated and not
17 presently needed for on-site use may be used by the
18 utility company.

19 Principal Solar Energy Production Facility.

20 An area of land or other area used for a
21 solar collection system principally used to capture
22 solar energy and convert it to electrical energy.

23 Large Solar Energy Production Facilities
24 consist of one or more of the freestanding ground or

1 roof-mounted solar collector devices, solar-related
2 equipment, and other accessory structures and
3 buildings, including light reflectors, concentrators,
4 heat exchangers, substations, electrical
5 infrastructure, transmission lines, or other
6 appurtenant structures and facilities which has a
7 rated capacity of more than 10 kilowatts for
8 electricity, or related storage volume of the system
9 of more than 240 gallons, or that has a collector area
10 of more than 1,000 square feet for thermal.

11 MS. LAND: Those definitions seem like they
12 aren't for electric production. They're also for
13 thermal and for the hot water kind of stuff.

14 MR. CORDONNIER: Yeah.

15 MS. LAND: And why do they have 10 kilowatts
16 when the statute talks about, for solar, it's less
17 than 50 megawatts is going to be -- yeah, mega -- less
18 than 50 megawatts is going to be a small solar farm?
19 And that's that break-off difference for where they
20 even have the authority to control it.

21 MR. CORDONNIER: Uh-huh.

22 MS. LAND: Which is bigger: Megawatts or
23 kilowatts?

24 MR. CORDONNIER: Megawatts.

1 MR. EVANS: Megawatts is bigger.

2 MR. CORDONNIER: So these are --

3 MS. LAND: Megawatts is bigger?

4 MR. EVANS: Is that what you're saying?

5 MR. CORDONNIER: Yeah. There's -- show our
6 math --

7 MS. LAND: I have no math skills.

8 MR. CORDONNIER: I believe there's
9 1,000 kilowatts in 1 megawatt.

10 FROM THE FLOOR: That's correct.

11 MR. CORDONNIER: So these are very -- the
12 accessory ones that are permitted --

13 MS. LAND: Are very small.

14 MR. CORDONNIER: Very small in size.

15 MS. LAND: But, then -- yeah. And, then,
16 the non-accessory --

17 CHAIRPERSON TIMMERMAN: I think the thing
18 that stood out to me for accessory was it says,
19 "on-site." So, to me, that's like the same parcel of
20 land.

21 MS. LAND: But if you wanted to put a small
22 solar field in your backyard, or on part of your
23 house, or on your roof --

24 CHAIRPERSON TIMMERMAN: That would be on

1 site.

2 MS. LAND: -- that would be on site. It
3 would be accessory. It would be for your personal
4 use.

5 CHAIRPERSON TIMMERMAN: Right.

6 MS. LAND: That makes some sense. But we've
7 got to -- because you're doing this through zoning,
8 we're going have to have some sort of nod to the
9 statutory language of less than 5 -- no. Yeah, 5.

10 MR. CORDONNIER: 50 megawatts.

11 MS. LAND: For solar, and 5 for wind.

12 Do we want to put in thermal and all this
13 other stuff? Or do you want to not mess with that
14 right now and only so do Solar and Wind? Because it's
15 going to get more and more complicated, more and more
16 technical because we start talking about gallons and
17 surface area, and those don't apply to either of those
18 things. You know, for the measuring units, I think
19 we're going to have to break those down into
20 additional sections here, if you want to keep those
21 in.

22 CHAIRPERSON TIMMERMAN: Is the thermal still
23 solar-powered though?

24 MS. LAND: I have no idea.

1 CHAIRPERSON TIMMERMAN: I mean, I would
2 assume thermal, being heat, the sun produces heat. Is
3 it still solar-powered?

4 MS. LAND: Not a clue.

5 CHAIRPERSON TIMMERMAN: Any thoughts?

6 MR. CORDONNIER: I am not a subject matter
7 expert.

8 CHAIRPERSON TIMMERMAN: Yeah. I didn't know
9 whether that would still be part of the exact -- if
10 it's solar energy, heat would be an energy.

11 SECRETARY STACY: Uh-huh.

12 MS. LAND: Right.

13 CHAIRPERSON TIMMERMAN: So it would, to me,
14 thermal is the same as -- like, thermal and electrical
15 generation through solar is the same solar energy. So
16 they're kind of creating one set of rules that covers
17 both options.

18 SECRETARY STACY: Uh-huh.

19 MS. LAND: Okay. We can go ahead and leave
20 them in. But, you know, in all the stuff that I've --
21 and I can't say that I'm an expert, but I've been
22 involved in a couple of cases with the large solar
23 farms going through the Ohio Power Siting Board, and
24 there is no mention of any of the thermal, the

1 gallon -- in gallons or in surface area. That's not
2 anything that the Power Siting Board looks at. It all
3 has to do with megawatts and the power electricity
4 output.

5 So I don't know if it's because of the type
6 of solar farm that they were asking for their
7 approvals that that made that difference, or if
8 there's something else that it's a different thing
9 other than solar. And I'm not --

10 CHAIRPERSON TIMMERMAN: I'm not either.

11 MS. LAND: I know just enough to ask
12 questions because I don't know.

13 CHAIRPERSON TIMMERMAN: Right.

14 MS. LAND: So we have to try to find
15 somebody that we can ask. And we'll get some --

16 CHAIRPERSON TIMMERMAN: Okay. So thermal
17 will be something --

18 SECRETARY STACY: Because if it's not
19 necessary, it would be a little more straightforward.

20 MS. LAND: If you put extraneous things that
21 really aren't necessary, they can sort of gum up the
22 works a bit and you don't necessarily want that. You
23 want very clear and concise so anybody reading it
24 knows where they fall into the whole process.

1 SECRETARY STACY: Sure.

2 CHAIRPERSON TIMMERMAN: So are we thinking
3 at this moment to leave the thermal portion out for
4 clarity?

5 SECRETARY STACY: I think so, unless we're
6 told otherwise that it's necessary.

7 CHAIRPERSON TIMMERMAN: I think it's
8 something to continue to look into. But, for now, it
9 might be smarter to --

10 MR. CORDONNIER: My uneducated guess is
11 that, and I could be 100 percent wrong, but I think
12 it's included because the panels look similar and they
13 do different things. One is heating water; one is
14 creating electricity, but the form factor is the same.

15 CHAIRPERSON TIMMERMAN: Right.

16 MS. LAND: Okay.

17 MR. CORDONNIER: So if you're driving by,
18 you're not --

19 MS. LAND: You're not really telling if it's
20 electricity-generating or --

21 MR. CORDONNIER: Yeah. That's my guess.

22 MS. LAND: The other portion is, you know,
23 we're talking about storage capacity. Are we talking
24 about battery options? You know, the battery storage

1 areas. That's something that also needs to be covered
2 in this.

3 CHAIRPERSON TIMMERMAN: Uh-huh.

4 MS. LAND: Is that something that this is
5 alluding to? I don't know.

6 CHAIRPERSON TIMMERMAN: They do have Battery
7 Energy Storage Facilities as the next section, so I
8 think they were kind of --

9 MS. LAND: What I gained, you know,
10 listening to the Power Siting Board stuff, is that,
11 often, they're associated.

12 CHAIRPERSON TIMMERMAN: Right.

13 MS. LAND: This, however, talks about the
14 ability to provide to the grid, if they have to, which
15 would probably alleviate the need for a lot of battery
16 storage because it can go into the grid. But
17 sometimes they produce so much that even the grid
18 can't take it because, you know, it is what it is.
19 Sometime it's full.

20 We'll put a star on that and we'll look at
21 it and see what we can figure out. But I think, from
22 that, what we're talking about is the limitation
23 numbers, you know, the maximums you're permitting.
24 I think the part identifying what kind of thing it is,

1 whether it's, like, for the individual user, like,
2 your home or powering your farm, or whatever, is one
3 thing, versus a commercial enterprise that is selling.

4 The question is, is, like, if somebody were
5 to put up solar farms or wind farms that have small
6 grids and identify them for particular users, like you
7 currently have going on, does that fall under
8 accessory solar, or non-accessory solar or wind?

9 That's the question that we have to make
10 sure that we identify and we know who is doing what to
11 be able to know how you're going to regulate. Make
12 sense?

13 SECRETARY STACY: Uh-huh.

14 MS. LAND: And I'm not the one to answer
15 that question.

16 MR. CORDONNIER: Well, I mean, I think when
17 we were going through Washington, I think the similar
18 question was asked, and I think one thing is on site,
19 because they ask, What if you took 100 acres and
20 divided it into 100 1-acre lots? The quick answer is
21 the County Subdivision Regulations won't let you split
22 100 acres into 100 lots. You get five splits from the
23 parent lot as of 1961. Five splits less than 5 acres,
24 so 100 acres could maybe be split --

1 MS. LAND: You can do 25-acre lots.

2 MR. CORDONNIER: You could do 25-acre lots,
3 yes. You'd have to provide roadway frontage. The
4 Subdivision Regulations apply to Allen Township, the
5 same as any township.

6 MS. LAND: They don't just apply to creating
7 subdivisions with streets and gutters. They can also
8 be any multiple --

9 MR. CORDONNIER: Any lot split.

10 MS. LAND: -- splitting of lots.

11 MR. CORDONNIER: Any splitting of lots.

12 Yeah.

13 SECRETARY STACY: That's through Regional
14 Planning?

15 MS. LAND: The County Commissioners have
16 Subdivision Regulations.

17 MR. CORDONNIER: The County Commissioners --

18 SECRETARY STACY: Okay.

19 MR. CORDONNIER: -- are the keepers and the
20 owners of the Subdivision Regulations. We administer
21 them on behalf of the County Commissioners.

22 SECRETARY STACY: So it's really a
23 non-zoning --

24 MS. LAND: It's not zoning.

1 MR. CORDONNIER: Yeah.

2 MS. LAND: It's another layer of bureaucracy
3 on top of zoning.

4 SECRETARY STACY: Okay.

5 CHAIRPERSON TIMMERMAN: But I think the
6 direction you were going is is those would not be all
7 on site. Is that the direction you were going?

8 MR. CORDONNIER: Yeah. On site, to me, is
9 one of the critical --

10 MS. LAND: Then what does "on site" mean?
11 On that lot? On that parcel? On connected parcels?

12 CHAIRPERSON TIMMERMAN: What is the
13 difference between a lot and a parcel?

14 MS. LAND: Well, same thing: Lot or parcel.

15 But you have your -- you might have your
16 house on one parcel or one lot, and you might have a
17 couple barns on another one that is not in the same
18 parcel, which often happens because the houses have to
19 be split down to smaller lots to be able to get
20 conventional financing.

21 So you might have, you know, 30 acres with
22 your farm and your outbuildings, and all of that, and
23 2 acres for your house. If you want it to power your
24 house, does it have to be on your 2 acres, or are we

1 going to say, Well, it's all part of the same farm,
2 and that would be contiguous lots?

3 It's much more liberal, because, then, you
4 don't have to worry about, you know, squeezing it onto
5 one lot. Or if you only want it to run your
6 outbuildings and not -- only on the lot that they're
7 on.

8 CHAIRPERSON TIMMERMAN: Is there any
9 limitation to contiguous, or is it a chain?

10 MS. LAND: It can be a chain.

11 MR. CORDONNIER: And I agree that further
12 defining that would be helpful, whether it's
13 contiguous or it has to be on the same lot.

14 MS. LAND: What does "on site" mean? Yeah.

15 MR. CORDONNIER: You know --

16 CHAIRPERSON TIMMERMAN: Could you write it
17 up that it --

18 MR. CORDONNIER: From a layman's standpoint,
19 it's the same lot as the principal structure you're
20 supplying.

21 Whirlpool's new solar panels, I would say,
22 even if you get caught up in the on site/off site, it
23 still will be vastly larger than 10 kilowatts.

24 CHAIRPERSON TIMMERMAN: Right.

1 MR. CORDONNIER: And so it would be a
2 principal.

3 CHAIRPERSON TIMMERMAN: Okay. And it's off
4 site? Although --

5 MS. LAND: It would probably -- they aren't
6 putting it on there, that parcel.

7 MR. CORDONNIER: No. It could be. I mean,
8 so -- but, you know, looking at it in a vacuum, even
9 if it's not -- even if it's the same principal,
10 it's -- still the definition of primary is greater
11 than 10 kilowatts and it will be vastly larger than
12 that.

13 CHAIRPERSON TIMMERMAN: Okay.

14 MS. LAND: But we don't want them having
15 multiple less-than-10 kilowatts and saying they're all
16 not principal; they're accessory. That happens.

17 MR. CORDONNIER: That's where the
18 Subdivision Regulations come in.

19 MS. LAND: Yeah. I'm not sure that would --
20 if that were the case, the people in Allen Township
21 wouldn't be so upset about all the windmills springing
22 up all over the place.

23 MR. CORDONNIER: I'm just saying the
24 Subdivision Regulations limit the number of lot splits

1 that can occur.

2 MS. LAND: But they don't necessarily have
3 to split. They can buy here. They can buy here.
4 They can buy here, and, then, have multiple --

5 MR. CORDONNIER: Does anyone know -- and
6 you're the one that has to go to court, so I will
7 always defer to you.

8 MS. LAND: They're getting me a dedicated
9 chair over there these days.

10 MR. CORDONNIER: I would -- in our research,
11 I believe 10 kilowatts was enough to power a house and
12 a little more. So I could be wrong. That's what I
13 recall. It's been a couple years.

14 MS. LAND: I guess where I'm going here is,
15 I'm not concerned about the small accessory use that
16 somebody wants to do --

17 MR. CORDONNIER: Sure.

18 MS. LAND: -- for their home. I'm worried
19 about creating a loophole that somebody can daisy
20 chain them together and have a bunch of small ones
21 that create a big huge one, and, then, suddenly, they
22 can't be regulated. That's what the concern is.
23 That's the loophole we're trying to plug when it comes
24 to generation of power.

1 MR. CORDONNIER: Yeah.

2 MS. LAND: Does that make sense?

3 CHAIRPERSON TIMMERMAN: Uh-huh.

4 MS. PARGEON: But is just one person going
5 to own all the land that this is sitting on?

6 MS. LAND: I don't know. That's one of your
7 questions. Is it that the accessory use has to be --
8 it says "on site." Does it mean on your lot or on any
9 of the land that you own that touches your lot?

10 MS. PARGEON: Right.

11 CHAIRPERSON TIMMERMAN: So if you make it --

12 MR. CORDONNIER: In that circumstance,
13 I would suggest it has to be on the parcel of which
14 it's feed -- of the primary structure that it's
15 supplying.

16 MS. LAND: Its principal use. Yeah.

17 MR. CORDONNIER: Yeah. I think that should
18 be clarified for the accessory.

19 SECRETARY STACY: Yeah, I agree.

20 MR. CORDONNIER: Just to make it nice and
21 clear.

22 CHAIRPERSON TIMMERMAN: Is that for
23 accessory -- an accessory be on site principal --

24 MR. CORDONNIER: Located on the parcel of

1 the primary building that it's supplying energy to.

2 MS. LAND: So "on site" definition needs to
3 be added that it is on the same parcel or lot as the
4 principal facility powered. Something to that effect.

5 SECRETARY STACY: Uh-huh.

6 MS. PARGEON: Instead of having 2 acres here
7 with a wire going across to another 2 acres.

8 CHAIRPERSON TIMMERMAN: Yeah.

9 SECRETARY STACY: Right.

10 CHAIRPERSON TIMMERMAN: Is there -- so you
11 said -- could you read that again, what you're writing
12 down for your --

13 MS. LAND: Yeah. On site definition is on
14 the same lot -- parcel as the principal structure
15 utilizing the power generated.

16 CHAIRPERSON TIMMERMAN: So when you say
17 "principal," principal -- I don't know -- building or
18 whatever using the power?

19 MS. LAND: That would be like your house.

20 CHAIRPERSON TIMMERMAN: Right.

21 MS. LAND: Or maybe the barn.

22 CHAIRPERSON TIMMERMAN: But is there a way
23 that -- that's implying that there's others that can
24 be using that power also. So, at that point, does

1 that matter that it could be --

2 MS. LAND: Okay.

3 CHAIRPERSON TIMMERMAN: Like, if you -- if
4 the principal -- if you put up a little shack, you
5 know, with a computer in it, and I put it up primarily
6 for that, but I'm still sending a bunch of power
7 elsewhere, does that make -- is that a loophole?

8 MR. CORDONNIER: I think it goes back to
9 10 kilowatts is a --

10 MS. LAND: Is all they can generate.

11 MR. CORDONNIER: -- very small amount of
12 power.

13 CHAIRPERSON TIMMERMAN: Okay.

14 MS. LAND: Yeah. It's only --
15 1,000 kilowatts or 100 kilowatts equals a megawatt?

16 MR. CORDONNIER: 1,000 kilowatts equals
17 1 megawatt.

18 MS. LAND: 10 kilowatts is hecka small.

19 MR. CORDONNIER: Yeah.

20 CHAIRPERSON TIMMERMAN: I just didn't know
21 if there was a way -- like, the power has to be used
22 on site. But, then, that gets into if you can sell it
23 back to the grid any excess.

24 MS. LAND: You don't have to store it. And

1 the storage facilities and the battery facilities tend
2 to be a big issue.

3 SECRETARY STACY: Right.

4 CHAIRPERSON TIMMERMAN: Right.

5 MS. LAND: So we may not want to set it up
6 that those are required because we could be asking for
7 more trouble. And I wish I had more engineering
8 expertise.

9 Does anybody know an engineer that works on
10 this stuff that we can call and come and have him be a
11 guest lecturer?

12 CHAIRPERSON TIMMERMAN: Maybe.

13 MS. LAND: If we can find somebody. It
14 might be a good idea just -- once you get this sorted
15 out, run it past him and see if they see any
16 loopholes. They don't have to come to a meeting.
17 Maybe one of you could go with what we work out here
18 and say, Do you see any glaring problems?

19 CHAIRPERSON TIMMERMAN: I'll reach out to a
20 guy I know.

21 MS. LAND: Okay.

22 "Principal structure," you need to identify
23 that. You need to define it.

24 MR. CORDONNIER: Is it in the Definitions

1 of -- in the greater book?

2 MS. LAND: Is it in your Definitions in the
3 big book, is the question.

4 MR. EVANS: Page 9.

5 CHAIRPERSON TIMMERMAN: Looking at Principal
6 Use, Page 9. I mean, ideally it would be a principal
7 structure.

8 MS. LAND: What do we have here?

9 CHAIRPERSON TIMMERMAN: Principal use.

10 MS. LAND: I think that would probably --
11 instead of saying "principal structure," should we say
12 "principal use" in this definition so that it ties
13 back? We can identify it --

14 MR. CORDONNIER: Yeah.

15 MS. LAND: -- that way, instead of creating
16 a --

17 MR. CORDONNIER: That will suffice.

18 CHAIRPERSON TIMMERMAN: As far as Washington
19 Township's zoning on this, does the definition of
20 "Principal Solar" even matter? Because the last
21 sentence of the first paragraph says, "Non-accessory
22 Solar Energy Facilities, otherwise known as Principal
23 Solar Energy Production Facilities, are not
24 permitted."

1 I guess you still might want a definition as
2 to what it is, just so -- for clarity.

3 MS. LAND: Where is that?

4 MR. CORDONNIER: I'd be curious.

5 CHAIRPERSON TIMMERMAN: The very last --

6 SECRETARY STACY: Sentence in the first
7 paragraph.

8 CHAIRPERSON TIMMERMAN: First paragraph, the
9 whole thing, the last sentence.

10 MS. LAND: Oh, yeah.

11 MR. CORDONNIER: I guess I would be
12 interested in your thoughts on that statement, if you
13 like that statement or not.

14 MS. LAND: I don't like that statement.

15 MR. CORDONNIER: That's what I thought.

16 CHAIRPERSON TIMMERMAN: Why is that?

17 MR. CORDONNIER: Too general.

18 MS. LAND: You can't totally ban something,
19 except marijuana and adult entertainment. Those, you
20 can ban.

21 CHAIRPERSON TIMMERMAN: Okay.

22 MR. CORDONNIER: That's where -- I mean,
23 Principal Solar Energy Production Facilities shall be
24 located -- or shall be a Conditional Use in the

1 I-2 District.

2 MS. LAND: Yeah.

3 MR. EVANS: So, really, that sentence almost
4 doesn't mean anything, is what you're saying?

5 CHAIRPERSON TIMMERMAN: It's not allowed is
6 what she's saying.

7 MR. EVANS: Yeah.

8 MR. CORDONNIER: It's not a good practice.

9 MR. EVANS: Yeah.

10 MS. LAND: You set yourself up for --

11 MR. EVANS: Right.

12 MS. LAND: Should we be saying -- so we're
13 doing this as Section 21, Solar Energy. And when we
14 do Section 22, which will not be the same numbering
15 section you guys have, do Wind that way?

16 SECRETARY STACY: Yeah.

17 CHAIRPERSON TIMMERMAN: What do you mean by
18 that?

19 MS. LAND: Well, this is almost all only
20 Solar that we're talking about.

21 CHAIRPERSON TIMMERMAN: Right. Wind is the
22 third section in this.

23 MS. LAND: Yeah. I think we need to take
24 Wind and take some of this stuff and add into it some

1 of the more -- when Washington Township wrote this,
2 they were very concerned about Solar, so Wind was an
3 afterthought. They didn't think they were going to
4 have an issue, so they didn't deal with it.

5 I think you have to probably address both
6 pretty equally because it's clear that you're going to
7 have issues.

8 SECRETARY STACY: Yes, it is kind of lean
9 for Wind.

10 MS. LAND: Yeah. But a lot of what's in
11 Solar can be converted pretty easily into Wind, by,
12 you know, keeping track of the amounts that are
13 allowed to be, you know -- or limits.

14 Solar permits five times -- ten times more
15 in the small wind -- in small solar farms than --
16 like, Wind is a small wind farm if it produces less
17 than 5 megawatts. Solar is a small solar farm if it
18 produces less than 50 megawatts. So when you get over
19 to Wind, you're going to have to evaluate that and see
20 if we have the right numbers in there for what we're
21 saying is our limits.

22 MR. CORDONNIER: Yeah. I mean, Washington
23 is saying you can have -- you have unlimited amount of
24 wind turbines; they're capped at 60 feet in height.

1 CHAIRPERSON TIMMERMAN: Right.

2 MR. CORDONNIER: Essentially. I mean,
3 there's no limit. You can put up 100 of them, but
4 they're capped at 60 feet in height.

5 MS. LAND: That's not really -- I don't
6 think that's a good -- that great of practice either.
7 I think it could cause some issues. 60 feet is still
8 high. It's not 600, but it's still high.

9 CHAIRPERSON TIMMERMAN: So this whole --

10 MR. CORDONNIER: We chose that because it's
11 the same height.

12 MS. LAND: There are more chairs back here,
13 if you want to get more chairs. In the back room back
14 here. You're welcome to go get some.

15 FROM THE FLOOR: Thank you.

16 MR. CORDONNIER: We chose that height
17 because it's the same height as the building
18 limitation.

19 MS. LAND: And that's great. And I think
20 you will probably be putting those kind of limitations
21 on, but, also, some other limitations for how many.

22 CHAIRPERSON TIMMERMAN: Sure.

23 SECRETARY STACY: I agree. Yes.

24 MS. LAND: Unless they want to paint them

1 with green stems and yellow fins to make them look
2 like daisies.

3 CHAIRPERSON TIMMERMAN: Big daisies.

4 So the way they have this set up, though,
5 they think -- for Washington, they think that it's
6 assumed that there's no principal solar energy
7 production, so --

8 MS. LAND: What you have with "Draft" on it
9 is actually Liberty. That's not Washington.

10 CHAIRPERSON TIMMERMAN: It's the exact same.

11 MS. LAND: I know. But it's Liberty.

12 CHAIRPERSON TIMMERMAN: Okay.

13 MS. LAND: And they've not adopted anything
14 yet.

15 CHAIRPERSON TIMMERMAN: Okay. For clarity,
16 I keep calling it Washington.

17 MS. LAND: That's why we're not matching
18 pages.

19 CHAIRPERSON TIMMERMAN: I had this
20 beforehand and I already had notes.

21 MS. LAND: That's fine. That's good. It
22 just dawned on me why we aren't matching pages.

23 CHAIRPERSON TIMMERMAN: Where was I going?

24 Basically, all of their requirements are

1 essentially for non -- or for accessory use. So we
2 would probably need a second section for principal use
3 then.

4 MS. LAND: Uh-huh. Because they basically
5 said no principal use.

6 SECRETARY STACY: Right.

7 CHAIRPERSON TIMMERMAN: Right.

8 MS. LAND: Yeah. It's going to be kind
9 of -- well, this is what the Legislature, I think, was
10 thinking the same thought I just had, and, then, I had
11 to stop myself; that we don't have to worry too much
12 about non-accessory use for these tiny little deals
13 because it's not economically viable to do that.

14 So we'll make it these numbers so people can
15 have it on their home, or they can have one wind
16 turbine if they want it on their farm, or wherever.

17 And, you know, that development of the
18 process of doing micro grids and clumping them
19 together and making a big field that's not then
20 regulated is something I don't think they took into
21 account.

22 CHAIRPERSON TIMMERMAN: Right.

23 MS. LAND: And that's why we will -- even
24 for the non-accessory uses, you still have to put some

1 limitations on them because we can't do that. It's
2 not going to happen anyway so why would anybody do
3 that? Well, we found out that there is a way to do it
4 and legally follow that path. It's not an illegal
5 thing to do under the State --

6 SECRETARY STACY: Right.

7 MS. LAND: -- unless you guys regulate it
8 through zoning. At least now.

9 CHAIRPERSON TIMMERMAN: Okay. Do we want to
10 work through these then --

11 MS. LAND: Yeah.

12 CHAIRPERSON TIMMERMAN: -- as accessory
13 uses?

14 MS. LAND: Yeah. See if there's any of
15 these that you don't like.

16 CHAIRPERSON TIMMERMAN: Do you want to keep
17 going?

18 MR. EVANS: Starting at 3. Oh, okay. Back
19 up to 1.

20 MR. CORDONNIER: Did we get through --

21 MR. EVANS: We went down to 3.

22 MR. CORDONNIER: Okay. Sorry.

23 MR. EVANS: So do you want to start with 3?

24 3. A Roof/structure-mounted Solar Energy

1 System:

2 A. Shall be flush mounted, or as long as it
3 matches the slope of the roof, shall have a maximum
4 tilt of no more than 5 percent steeper than the roof
5 pitch on which it is mounted.

6 B. Shall extend -- shall not extend the
7 perimeter or edge of the roof of the structure on
8 which it's located.

9 C. May be mounted to a principal or
10 accessory structure.

11 D. Combined height of Solar Energy System
12 and structure to which it is mounted may not exceed
13 the maximum building height allowed in that zoning
14 district for the type of structure to which it is
15 attached.

16 MS. LAND: Is there anything that anybody
17 has any issues with that?

18 CHAIRPERSON TIMMERMAN: I think it seems --
19 I mean, if you're not trying to -- just at a general
20 glance, it seems like normal roof-mounting solar
21 panels to me.

22 MR. EVANS: Go ahead?

23 4. A ground/pole-mounted Solar Energy
24 System:

1 1. Shall not exceed the maximum height
2 allowed in that zoning district for accessory
3 buildings.

4 2. Shall not be located within the required
5 front yard setback.

6 3. The surface area of a ground-mounted
7 system, regardless of the mounted angle, shall be
8 calculated as part of the overall lot coverage.

9 4. The minimum setback distance from
10 property lines for Solar Energy Systems and their
11 related equipment shall be at least 110 percent of the
12 height of the Solar Energy System, or at least 10 feet
13 from the nearest property line, whichever is greater.

14 5. Shall not exceed one-half acre in size.

15 SECRETARY STACY: For C, when it talks about
16 being calculated as part of the overall lot coverage,
17 is there a percentage?

18 MS. LAND: That was in our Page 34 in the
19 regular book. The chart.

20 SECRETARY STACY: Okay.

21 MS. LAND: We had percentages of lot
22 coverage that was permitted.

23 SECRETARY STACY: Okay. So that's a chart.

24 MS. LAND: And that would depend on the --

1 if it's in a Residential District, or if it's in an
2 Agricultural District with a residential use, those
3 were different numbers for maximum lot coverage.

4 MR. EVANS: Like, R-1 is 25 percent.

5 CHAIRPERSON TIMMERMAN: Right.

6 MS. LAND: And calculated in, that would
7 take in also the house and any barns or sheds or
8 garages.

9 CHAIRPERSON TIMMERMAN: Do driveways go into
10 that?

11 MS. LAND: I don't think so because they're
12 not considered a structure.

13 CHAIRPERSON TIMMERMAN: Okay.

14 MR. CORDONNIER: It depends on the
15 definition. Generally it's impervious surface.

16 CHAIRPERSON TIMMERMAN: Okay.

17 MR. CORDONNIER: Gravel is generally
18 considered pervious. If it's a paved driveway, just
19 off -- from the hip, I'd say gravel, no. Pavement,
20 yes.

21 MS. LAND: We're probably going to have to
22 address that.

23 SECRETARY STACY: Uh-huh.

24 MR. CORDONNIER: I was expecting that.

1 CHAIRPERSON TIMMERMAN: For ground-mounted,
2 I think it's maybe too much for the first one. Not to
3 exceed the maximum height allowed for the zoning
4 districts for accessory buildings.

5 MS. LAND: That could be pretty high.

6 CHAIRPERSON TIMMERMAN: That's pretty high.
7 I think ground-mounted is 10 feet or so.

8 MS. LAND: I think they go -- once they are
9 fully extended, they are closer to 18 feet. The ones
10 like they're proposing over in Washington and Cass
11 Township, they were 16 to 18 feet when they were fully
12 extended vertically. Yeah. I read too much of that
13 stupid stuff.

14 CHAIRPERSON TIMMERMAN: So I think I would
15 choose a number like that rather than --

16 MS. LAND: You mean 20 feet or --

17 CHAIRPERSON TIMMERMAN: Sure.

18 MR. CORDONNIER: I think so.

19 CHAIRPERSON TIMMERMAN: Everybody good with
20 that?

21 MS. LAND: I don't know if the panels
22 that -- like, if I wanted to do solar at my house and
23 I had a few panels put in my backyard, if they would
24 be the same size as those ones in the big commercial

1 things that go up that tall. I don't know.

2 MR. CORDONNIER: They probably wouldn't
3 articulate.

4 MS. LAND: I wouldn't think so.

5 CHAIRPERSON TIMMERMAN: If they're not
6 articulating, and this is for Accessory Use, then
7 there's a lower number.

8 MS. LAND: Probably. That's probably a good
9 idea.

10 CHAIRPERSON TIMMERMAN: Maybe the 20 feet
11 would be more of a principal-use type application.

12 MS. LAND: We'll keep that in mind.

13 CHAIRPERSON TIMMERMAN: The second
14 statement, "Shall not be located within the required
15 front yard setback."

16 I don't think we want the word "setback."
17 Because if your house -- if the setback is 40 feet and
18 your house is back 80 feet, you're putting solar
19 panels in front yards.

20 MS. LAND: Okay. That's what we don't want.

21 Going back one, when you said the maximum
22 height, do you want to pick a number now instead of
23 this maximum height allowed by accessory buildings?

24 MR. EVANS: 20 feet.

1 CHAIRPERSON TIMMERMAN: Well, I think we
2 were just going back to it could be even lower if
3 they're not articulating and it's a fixed mount.

4 MR. EVANS: 20 feet is pretty tall.

5 CHAIRPERSON TIMMERMAN: 20 feet is pretty
6 tall.

7 MS. LAND: 15 feet? 12 feet? I have no
8 idea what's standard.

9 CHAIRPERSON TIMMERMAN: Is this a 9-foot
10 ceiling in here?

11 MR. EVANS: Looks like it's about 9.

12 CHAIRPERSON TIMMERMAN: Yeah.

13 MS. LAND: Is Zoe here? Is she Googling
14 this to see how tall they normally are?

15 MR. CORDONNIER: I would say, when you're
16 choosing some of these heights, I think you should
17 have an explanation behind it.

18 MR. EVANS: Instead of random.

19 MR. CORDONNIER: Instead of -- I think
20 that's just --

21 MS. LAND: And a height, though, that's
22 shorter in a Residential District is easy to be able
23 to --

24 MR. CORDONNIER: It's reasonable.

1 MS. LAND: Reasonable. Because you're more
2 likely to be infringing on your neighbors by filling
3 the yard.

4 SECRETARY STACY: Right.

5 CHAIRPERSON TIMMERMAN: Zoe is back there if
6 you need her to do it.

7 MR. CORDONNIER: The definition of "lot
8 coverage" is the percentage of the lot occupied by
9 buildings, including accessory buildings, so it
10 doesn't include, like, sidewalks or driveways or
11 anything. Just building.

12 CHAIRPERSON TIMMERMAN: Okay. But this is
13 saying that it would now include also solar panels.

14 MR. CORDONNIER: Yeah.

15 MS. LAND: Yeah. It would include solar
16 panels.

17 CHAIRPERSON TIMMERMAN: Yeah.

18 MS. LAND: I'm having terrible time getting
19 service.

20 MR. CORDONNIER: I can never get service in
21 here.

22 CHAIRPERSON TIMMERMAN: What are you
23 thinking, Deb?

24 SECRETARY STACY: I guess I'm just thinking

1 about subdivisions. I can't think that those yards
2 would be large enough. They could possibly put
3 something on a roof or something.

4 CHAIRPERSON TIMMERMAN: Roof-mount is
5 different.

6 SECRETARY STACY: Right.

7 CHAIRPERSON TIMMERMAN: But on the
8 ground-mount, you can't even have a fence tall enough
9 to block it at 10 feet.

10 MR. CORDONNIER: There are ground-mounted
11 residential panels in Findlay.

12 CHAIRPERSON TIMMERMAN: For sure.

13 MR. CORDONNIER: You can do it on a
14 residential lot.

15 CHAIRPERSON TIMMERMAN: How tall are they,
16 though?

17 MR. CORDONNIER: I don't know. Probably
18 8 or 9 feet.

19 CHAIRPERSON TIMMERMAN: Right. I think
20 10 feet is -- I mean, if it's not articulating, it's a
21 fixed-mount, there's -- technically you can't put a
22 fence up to block it at 10 feet.

23 MS. LAND: Right.

24 MR. CORDONNIER: What's the height limit for

1 accessory uses?

2 MS. LAND: It's on Page 34.

3 MR. CORDONNIER: I'm on 34. It doesn't --

4 CHAIRPERSON TIMMERMAN: I don't know if
5 there's a height limit for accessory uses.

6 MS. LAND: We have for principal uses, I
7 think, but not accessory. Isn't it the accessory
8 can't be bigger than the principal?

9 CHAIRPERSON TIMMERMAN: I would assume.

10 MS. LAND: Isn't that what we decided?

11 This is so much stuff.

12 CHAIRPERSON TIMMERMAN: I go back to, if you
13 can't block it with a fence, it's too tall.

14 MR. CORDONNIER: An accessory garage you
15 can't block with a fence.

16 CHAIRPERSON TIMMERMAN: Okay.

17 MR. CORDONNIER: I'm just --

18 CHAIRPERSON TIMMERMAN: That's true. Sure.
19 I feel like those are more accepted.

20 SECRETARY STACY: Yeah.

21 MS. LAND: If you make it 10 feet, we're
22 permitting 8-foot fences, correct? Isn't that what we
23 came down to?

24 CHAIRPERSON TIMMERMAN: Right.

1 MS. LAND: So -- but, yeah, on the sides up
2 to the house.

3 CHAIRPERSON TIMMERMAN: Right. Front of the
4 house.

5 MS. LAND: So that should be able to block
6 it pretty much. It'll just look like a sparkly roof.

7 CHAIRPERSON TIMMERMAN: I think 10 is
8 probably what I would -- without knowing any more,
9 that's probably what I would just go with.

10 MS. LAND: For your max?

11 CHAIRPERSON TIMMERMAN: For a max.

12 MR. EVANS: And no higher.

13 CHAIRPERSON TIMMERMAN: Yeah.

14 MS. LAND: 10 feet from the ground?

15 CHAIRPERSON TIMMERMAN: Yeah.

16 MS. LAND: And 7 in the required front yard
17 setback in the -- shall not be located in the front.

18 CHAIRPERSON TIMMERMAN: I would say front
19 yard.

20 MS. LAND: Front yard of any residence or
21 principal use?

22 MR. CORDONNIER: Probably say, "shall not
23 extend past the..." --

24 MS. PARGEON: You don't want the glare.

1 MS. LAND: How did we say it in the Fences
2 section?

3 MR. CORDONNIER: Yeah. I would probably use
4 similar language to that. And, then, I would use
5 "principal structure" -- "principal use."

6 CHAIRPERSON TIMMERMAN: It's not going to be
7 in our book if we added that.

8 MS. LAND: That's right.

9 CHAIRPERSON TIMMERMAN: It would be in your
10 computer at this point.

11 MS. LAND: I put it down here to check with
12 the Fence language.

13 SECRETARY STACY: Check with Fence.

14 CHAIRPERSON TIMMERMAN: Is there any sense
15 in making a comment, like, It should be roof-mounted
16 when possible? I know -- I have a feeling that you're
17 going to say you can't tell them where you can mount
18 it, but I feel like they blend in better on a roof
19 than a structure in the backyard.

20 MS. PARGEON: Well, you don't want any glare
21 with cars driving by that blinds anybody in the
22 process.

23 CHAIRPERSON TIMMERMAN: Right. I think
24 that's touched very soon. That's the next -- I think

1 it's going to be 7.

2 MS. LAND: I think you can put a statement
3 that says that you prefer roof-mounted to
4 ground-mounted. I'm just not sure where to put it.

5 CHAIRPERSON TIMMERMAN: Okay. That was my
6 statement. I want everybody else to be okay with
7 that.

8 MS. PARGEON: Yeah.

9 SECRETARY STACY: I think it makes sense.

10 MS. PARGEON: That's a good idea.

11 MR. EVANS: It blends better.

12 MS. PARGEON: Yeah.

13 SECRETARY STACY: Yeah.

14 CHAIRPERSON TIMMERMAN: You're just making a
15 note of it for right now and figure out where it goes.

16 MS. LAND: I'll figure out where to put it
17 in.

18 CHAIRPERSON TIMMERMAN: Do we want to move
19 on to No. 5, or do we want to -- I feel like the --
20 yeah, let's just get through it.

21 SECRETARY STACY: Do we want to even -- they
22 have a half acre. It should not exceed a half acre in
23 size. Is that too much? Not enough?

24 CHAIRPERSON TIMMERMAN: I don't know how

1 much space the 10 kilowatts -- You have 10 kilowatts.
2 I don't know how much space that would take up.

3 MR. CORDONNIER: We did some research
4 because, initially, it was 1 acre. We pared it down
5 from the research that we found that 1 acre of solar
6 panels would be way more than 10 kilowatts, so we
7 pared it down to half an acre. That's what I recall.
8 You may want to -- do we need to add any words to that
9 description? "Shall not exceed a half acre in size."
10 To me, it's a little vague.

11 MS. LAND: I like vague. That's just me.

12 MS. PARGEON: Put on there, "for solar
13 panels," "for solar system."

14 MS. LAND: Solar field. What do you call
15 these?

16 MS. PARGEON: Solar field.

17 MS. LAND: Solar Energy System.

18 MR. CORDONNIER: Shall not be installed in
19 an area greater than one-half acre.

20 CHAIRPERSON TIMMERMAN: A half acre, from
21 your memory, seemed to match up with the 10 kilowatts?

22 MR. CORDONNIER: I think it was even
23 smaller, but we erred on the side of caution in favor
24 of the homeowner --

1 CHAIRPERSON TIMMERMAN: Okay.

2 MR. CORDONNIER: -- and put a half acre.

3 MR. EVANS: That's good.

4 MS. PARGEON: Yeah.

5 MR. CORDONNIER: I think it was more like a
6 quarter of an acre.

7 MS. LAND: So if they want to spread them
8 out a little, give them that opportunity.

9 MR. CORDONNIER: You need some wiggle room.

10 CHAIRPERSON TIMMERMAN: Do you want to keep
11 going with No. 5?

12 MR. EVANS: Next page.

13 MR. CORDONNIER: Real quick. The setback,
14 since it's 10 -- probably minimum setback should
15 probably just be 10 feet because you can't exceed
16 10 feet or 11 feet. No. This was assuming they could
17 be taller than 10 feet, so it could be pared down and
18 just say 10 feet.

19 CHAIRPERSON TIMMERMAN: I would just set it
20 at 10 feet.

21 MR. CORDONNIER: Yeah.

22 CHAIRPERSON TIMMERMAN: 10-foot minimum.

23 MS. LAND: So it would read, The minimum
24 setback distance from property lines for Solar Energy

1 Systems and related equipment shall be at least
2 10 feet from nearest property line, period.

3 CHAIRPERSON TIMMERMAN: Yeah.

4 MS. LAND: Okay.

5 CHAIRPERSON TIMMERMAN: Moving on.

6 MR. EVANS: Ready?

7 MS. LAND: Whenever you guys are ready.

8 MR. EVANS: 5. Solar Energy Systems shall
9 be designed and located in order to prevent reflective
10 glare toward any inhabited structure on adjacent
11 properties, as well as adjacent street right-of-ways.

12 CHAIRPERSON TIMMERMAN: What is the
13 limitation of "prevent"? Does that mean they need to
14 have a fence that makes it so it's not possible?

15 MS. LAND: It could also, I think, be
16 achieved by the direction that they are tilted --

17 CHAIRPERSON TIMMERMAN: For sure.

18 MS. LAND: -- for things like that.

19 CHAIRPERSON TIMMERMAN: But is "prevent" --

20 MS. LAND: You can't have --

21 CHAIRPERSON TIMMERMAN: -- complete?

22 MS. LAND: Yeah. But we can't request them
23 to do something that would block the ability for the
24 panels to be able to have light and a fence would do

1 that. So it has to be preventing by where they're
2 positioned as opposed to something blocking them.

3 CHAIRPERSON TIMMERMAN: Right.

4 MR. CORDONNIER: As a person enforcing this,
5 it's a great statement, and only in the most extreme
6 cases does this actually fall into place. If you set
7 them up -- like, because, I mean, if you put them on
8 the pitch of the front of your roof, that's facing the
9 right-of-way. So, I mean, this is a tough thing to
10 enforce.

11 CHAIRPERSON TIMMERMAN: For sure.

12 MR. CORDONNIER: I'm just --

13 MS. LAND: I listened to a lot of experts.
14 The engineers that were with the Power Siting Board,
15 when they were discussing this when we were up there
16 with the Cass and Washington Township stuff, had and
17 they very little concern about light flash or any kind
18 of -- that was not their big thing that they had any
19 worry that that was going to happen. And I don't know
20 why. I think they're set to absorb, not reflect, so
21 they don't flash as much as one thinks they would
22 because, even though they are glass, they suck light
23 in; they don't bounce it off.

24 CHAIRPERSON TIMMERMAN: Okay.

1 MR. CORDONNIER: I drive past the ones on
2 224 all the time and I've never noticed that.

3 MS. LAND: I've never noticed a flash.

4 MR. EVANS: And those move.

5 MS. LAND: Are they articulated?

6 MR. EVANS: Seems like they are at different
7 times of the day.

8 MR. CORDONNIER: I believe it is. I think
9 it's just one way.

10 MR. EVANS: Yeah.

11 MS. LAND: I think that statement is good
12 enough.

13 CHAIRPERSON TIMMERMAN: Okay.

14 MS. LAND: It's up to you guys if you want
15 to add something to it, but I'm afraid we might be
16 sort of nitpicking ourselves into a corner.

17 MS. PARGEON: I suggest you leave it the way
18 it is.

19 CHAIRPERSON TIMMERMAN: That's fine.

20 MS. LAND: Might not be the fence to die on.

21 MR. CORDONNIER: I agree leaving it, in case
22 it does become, in a rare instance, it is a real issue
23 for someone.

24 MS. LAND: Then you can address it.

1 MR. CORDONNIER: But for most cases, I would
2 say it's not. It's there in case.

3 MS. LAND: Trying to identify it to regulate
4 it before we know what that situation is, it's going
5 to be almost impossible. We'll put something in there
6 and something will come up that doesn't fit it, so
7 it's better to leave that a little bit more vague to
8 give you some more wiggle room when you're looking at
9 it to decide, We need to require you to do this
10 because you are not preventing glare.

11 Make sense?

12 CHAIRPERSON TIMMERMAN: Okay.

13 MR. EVANS: You would kind of think those
14 Solar Energy System producers would keep glare to a
15 minimum or if any -- like, no glare or any --

16 MS. LAND: They want to capture it; they
17 don't want to reflect it.

18 MR. EVANS: That's going to be a problem.

19 CHAIRPERSON TIMMERMAN: Okay.

20 MR. EVANS: Go on to 6.

21 6. A Solar Energy System shall not be
22 constructed until applicable zoning and building
23 permits have been approved and issued.

24 7. The design of the Solar Energy System

1 must conform to all applicable industry standards.

2 8. Solar Energy Systems and all solar
3 energy equipment that are no longer functioning shall
4 be completely removed from the property within
5 12 months from the date they are not producing
6 electricity, become damaged, discontinued, or broken.
7 Any earth disturbance as a result of the removal of
8 the ground-mounted Solar Energy System shall be graded
9 and reseeded.

10 That's good.

11 SECRETARY STACY: So, in Delaware, I
12 think -- was it three months?

13 CHAIRPERSON TIMMERMAN: Yeah. That's what I
14 was just looking for.

15 SECRETARY STACY: The other thing is how
16 would one know if a property owner really -- if it
17 wasn't producing electricity, or if it really -- and
18 when it says "damaged," I mean, are you talking about
19 a little chip? Are you talking about a large -- you
20 know what I'm saying?

21 MS. PARGEON: A storm coming through with a
22 tornado.

23 SECRETARY STACY: Well --

24 MS. LAND: Big hail.

1 MS. PARGEON: Yes, with the hail.

2 SECRETARY STACY: It seems to be somewhat
3 subjective.

4 MR. CORDONNIER: And how do you know a house
5 is vacant? Those are -- these are the same
6 challenges.

7 MS. LAND: Although, with something like
8 this, I think we could put in there that there's a
9 responsibility that they continue to give -- you know,
10 annually or semi-annually, they have to provide the
11 zoning inspector with proof that it's still
12 operational.

13 MR. CORDONNIER: Yeah, you can do that.

14 SECRETARY STACY: Okay.

15 MS. LAND: So do you want to add that on
16 there?

17 MS. PARGEON: Yes. Yes.

18 MR. CORDONNIER: The City of Findlay's Wind
19 Turbine Section, it goes on to state -- and I don't
20 know if townships have the same authority as the
21 City -- the City can remove, and, then, assess their
22 property taxes.

23 MS. LAND: Yeah. No, we can't do that.

24 They have a statutory ability to remove things, but

1 it's a very specific process to go through, and, they
2 would have to prove it's junk. Blah, blah, blah.

3 MR. CORDONNIER: Okay.

4 MS. LAND: It's like removing a car.

5 Do we want to leave in the part that they
6 have to reseed the area? What happens if they pull it
7 out and they want to put a pool in there, or they want
8 to build a gazebo over that spot? I mean, it's their
9 backyard.

10 SECRETARY STACY: Uh-huh.

11 CHAIRPERSON TIMMERMAN: Unless this is
12 not -- unless this is going to be inclusive for the
13 principal uses -- principal use solar system. Then it
14 wouldn't be necessarily their backyard for a pool. It
15 would be --

16 MS. LAND: It could be a non-accessory. It
17 could be a different place.

18 CHAIRPERSON TIMMERMAN: Right.

19 MR. CORDONNIER: Getting it removed is the
20 Wind, if it's reseeded or not.

21 MS. PARGEON: Just as long as it's gone.

22 MS. LAND: It's up to you guys.

23 CHAIRPERSON TIMMERMAN: I would entertain if
24 you have an idea on something, but I don't know.

1 MS. LAND: We could identify specifically
2 for non-accessory uses, that's what -- that seeding is
3 required.

4 I just have a little bit of heartburn
5 telling people if they take something out of their
6 backyard what they need do with their grass then.
7 That's a little bit overstepping your boundaries.

8 CHAIRPERSON TIMMERMAN: Yeah.

9 MR. CORDONNIER: And the zoning inspector is
10 not going to go back and see if it's reseeded.

11 MS. LAND: Cannot go back because you guys
12 are still a public entity, and they are your enforcer.
13 If they don't have probable cause to be able to get
14 onto the property, or invited on, they can't go poking
15 around to see things. That's why we want to add in
16 here that the property owner has to, you know, confirm
17 to them every -- probably every two years.

18 MS. PARGEON: That the object has been
19 removed --

20 MS. LAND: Or that it's still functioning.

21 MS. PARGEON: -- if it's not working. Yeah.
22 Still functioning.

23 MS. LAND: Which would then -- you know,
24 it's my two-year report, and I say, Oh, yeah. No,

1 it's not working, my 12 months start running, or my
2 three months, whatever you put in there.

3 At that point, the zoning inspector is
4 involved. They've already made the first contact and
5 have given them the rule. Oh, if it's not working,
6 you've got three months. Let's get it out of there,
7 and I'll be back on this date to check if it's gone.
8 I think it's a good tool to keep on top of it.

9 CHAIRPERSON TIMMERMAN: Yeah.

10 MS. LAND: Do you want to put that in there?
11 Add that language?

12 MS. PARGEON: Yes.

13 MS. LAND: And, then, we'll come back to the
14 seeding thing.

15 MS. PARGEON: That way, it doesn't turn into
16 an instant little junkyard.

17 MS. LAND: How often? Annually?
18 Biannually?

19 CHAIRPERSON TIMMERMAN: I think requiring it
20 yearly is -- I don't want to call it a nuisance, but
21 at some level, I think every other year, to me, is
22 acceptable.

23 MR. CORDONNIER: Agreed. Just from an
24 enforcement standpoint.

1 MS. LAND: That's a lot to put on your
2 zoning inspector.

3 CHAIRPERSON TIMMERMAN: Right.

4 MR. EVANS: I don't know. You kind of
5 wonder if it's not functioning anymore if somebody's
6 going to let the grass grow. And, then, if you see
7 the grass is 6 feet tall, then, okay, it's not
8 working. You don't have to guess whether or not it's
9 working.

10 MS. LAND: Or if you can visibly see that
11 it's been damaged, then the zoning inspector can go
12 knock on the door and say, What's going on here? Get
13 this fixed. If you don't get it fixed, you have three
14 months to get rid of it because they have probable
15 cause then to believe that it's not working. If they
16 prove to him it's working, then we walk away, and say,
17 Sorry. It was our mistake.

18 CHAIRPERSON TIMMERMAN: Yes.

19 MR. CORDONNIER: I agree. I think this is
20 more -- that statement is a little more geared
21 towards, you know, a 100-acre facility.

22 CHAIRPERSON TIMMERMAN: Right.

23 MR. CORDONNIER: The company stopped using
24 it, and, you know, that kind of thing.

1 MS. LAND: Yeah.

2 MR. CORDONNIER: But it's good to have in
3 there for the property owners, for the one property
4 owner out of 50 that would leave it there for the next
5 30 years.

6 MS. LAND: Okay. Now, what about the
7 seeding? Leaving that or not?

8 MR. CORDONNIER: I say remove it.

9 CHAIRPERSON TIMMERMAN: Yeah.

10 MS. LAND: We could make a -- you know, make
11 this 9 and say, In non-accessory Solar Energy Systems,
12 any earth disturbance as a result of removal of
13 ground-mounted solar energy systems shall be graded
14 and reseeded.

15 MS. PARGEON: Okay.

16 MS. LAND: Make it another paragraph.

17 CHAIRPERSON TIMMERMAN: For principal uses?

18 MS. LAND: For non-accessory uses.

19 CHAIRPERSON TIMMERMAN: So if it's a
20 residential use, they would have to reseed it?

21 MS. LAND: No, that's an accessory use.

22 CHAIRPERSON TIMMERMAN: You said "non."

23 Sorry.

24 MS. LAND: Non-accessory. The principal --

1 whatever we called them.

2 MR. CORDONNIER: Are we going to make
3 another section for principal uses that echos a lot of
4 that. And, then, I think --

5 MS. LAND: Okay.

6 MR. CORDONNIER: -- for non-principal uses,
7 the site plan calls for more --

8 MS. LAND: All right.

9 MR. CORDONNIER: -- you know, calls for
10 more --

11 MS. LAND: More than just seeding.

12 MR. CORDONNIER: Well, it calls
13 specifically -- I mean, the site plan, for a property
14 owner, they have limitations. They don't have an
15 engineer. They don't have -- and you're not going to
16 get for high-level or low-level type thing.

17 But for a principal use, I think the site
18 plan request would be more detailed. You know,
19 drainage was written on this one. You know, drainage
20 and different things like that.

21 CHAIRPERSON TIMMERMAN: Do we want to move
22 on to Section 9 then?

23 MS. LAND: But 8, to make clear, we've taken
24 out the seeding stuff. We are adding that the

1 property owners need to verify every other year or
2 every two years. Okay.

3 MR. EVANS: 9. A site plan shall be
4 submitted at the time of application and shall
5 include:

6 A. Property lines and physical dimensions
7 of the site.

8 B. Location of Solar Energy Systems and all
9 related equipment, setbacks from property lines, above
10 and underground utility lines, easements, and any
11 structures on the property. Also show location of
12 sewage treatment facil -- or systems.

13 C. Location of any required signage.

14 D. Elevation of the proposed Solar Energy
15 System at its maximum tilt.

16 E. Location of trees within a 50-foot
17 radius of the proposed Solar Energy System.

18 F. Manufacturer's specifications, including
19 make, model, and picture.

20 G. Scale drawing, no smaller than 1 inch
21 equals 100 feet.

22 MR. CORDONNIER: I think you strike E.

23 I don't see -- I don't think there's any good reason
24 for them to have to document where the trees are. If

1 they want to put it under a tree, they are more than
2 welcome.

3 MS. LAND: I'm a little concerned about C.
4 What required signage?

5 SECRETARY STACY: Well, I have a question.
6 I said, if we're using it for personal use, why would
7 you have signage on it?

8 MS. LAND: Right. This, I think, is
9 something -- some of these things might be more likely
10 used in the principal use or accessory use --
11 non-accessory use.

12 MR. CORDONNIER: I'd say strike C. Strike
13 E. And, then, the scaled drawing is 1:100.

14 MS. LAND: That's pretty small.

15 MR. EVANS: Yeah.

16 MR. CORDONNIER: If it's for a yard
17 that's -- if it's for a lot that's 200 --

18 CHAIRPERSON TIMMERMAN: Yeah.

19 MR. CORDONNIER: -- feet wide, that's
20 2 inches.

21 MR. EVANS: 2 inches.

22 MR. CORDONNIER: What you'll see is most
23 people will go to the auditor's website, print off the
24 aerial with their property lines, and, then --

1 CHAIRPERSON TIMMERMAN: Dimensions.

2 MR. CORDONNIER: -- get the dimensions from
3 that.

4 MS. LAND: Which is such a bad thing to do
5 because there's drift on those pictures and your lines
6 are not where your lines are.

7 MR. CORDONNIER: Yes. Or better yet,
8 they're surveyed from when they purchased the home.

9 MS. LAND: Yes.

10 MR. CORDONNIER: But you'll get people
11 coming in with napkins, saying, "I want this here."
12 To me, I would just strike the scale.

13 MS. LAND: I actually have a file in my
14 office that came from Soil and Water a long time ago
15 and it's written on the back of a Wilson's Burger
16 thing. It's in the file. It's a public record now.
17 I'm just afraid we're going to a draw roaches
18 sometimes.

19 CHAIRPERSON TIMMERMAN: Is that something --
20 let's pretend they come with their proposed drawing.
21 If it's just too small to make stuff out, is that
22 something you'd say, Hey, I've got to get me
23 something.

24 MR. CORDONNIER: I need a better drawing.

1 CHAIRPERSON TIMMERMAN: Yeah.

2 MS. LAND: We can put 1 inch to something
3 less than 100 hundred feet, couldn't we?

4 MR. CORDONNIER: Well, this is a little bit
5 of my -- this is my -- show my ignorance. No smaller
6 than 1:100, so -- but is 1:50 smaller?

7 MS. LAND: No, that's bigger.

8 MR. CORDONNIER: It's smaller. No, I know.
9 It just --

10 MS. LAND: It's a bigger drawing.

11 MR. CORDONNIER: It's a bigger drawing.

12 MS. LAND: Yeah.

13 MR. EVANS: So it would take 4 inches to do
14 the 200 feet, instead of --

15 CHAIRPERSON TIMMERMAN: I think pulling up
16 the scale really makes it tough. I remember when we
17 were building our house it was probably for the septic
18 system and I had to draw it out.

19 MR. CORDONNIER: Health Department.

20 CHAIRPERSON TIMMERMAN: It didn't fit well
21 on the page because of the scale. I'm, like -- so
22 I ultimately created a different scale, and they
23 accepted it. But, like, trying to follow a fixed
24 scale when you don't know the rest of the parameters

1 is really tough. I would probably just say a scaled
2 drawing.

3 MR. CORDONNIER: Or you could be -- how
4 about a scaled drawing that conveys all the necessary
5 information in a clear manner?

6 MS. LAND: And identifying dimensions or
7 distances. Because, you know, like, if they put it --
8 it looks like it's way far from the house, and it
9 turns out it's only 10 feet from the house, that may
10 matter to you guys.

11 CHAIRPERSON TIMMERMAN: Right.

12 MS. LAND: People don't always have drawing
13 skills.

14 MR. CORDONNIER: You just don't want
15 residents to have to hire a surveyor --

16 CHAIRPERSON TIMMERMAN: Exactly.

17 MS. LAND: For something like this.

18 MR. CORDONNIER: -- to do a \$3,000 map for a
19 shed.

20 CHAIRPERSON TIMMERMAN: Right. I think you
21 were spot on saying a scaled drawing that conveys --

22 MR. CORDONNIER: Clearly conveys all
23 pertinent information.

24 CHAIRPERSON TIMMERMAN: Right.

1 MR. CORDONNIER: And, then, the zoning
2 inspector can say, if it really gets to be tit and
3 tat, it needs to be clear.

4 MS. LAND: Or you could say, There's not all
5 pertinent information. I need more info.

6 CHAIRPERSON TIMMERMAN: Yeah.

7 MR. CORDONNIER: I've got about six minutes
8 left. Do you have any questions for me?

9 CHAIRPERSON TIMMERMAN: The countdown is on.

10 MS. LAND: Carload of guys.

11 MR. CORDONNIER: I'm nerdy. This is my job.
12 I like doing this stuff, but I've got carpool again.

13 CHAIRPERSON TIMMERMAN: Somewhere I read on
14 something where it said that all power lines and stuff
15 need to be underground. Do we have something like
16 that in here in this one or did I read that somewhere
17 else? If we're saying everything has to stay under
18 10 foot, you know, you don't really want power lines
19 under 10 foot. That's a safety issue at that point.

20 MS. LAND: Don't want clothesline soccer
21 players in the backyard.

22 CHAIRPERSON TIMMERMAN: Voltage. I think
23 probably something that says the -- you know, all the
24 power -- you know, I don't even know what the verbiage

1 would be. But --

2 MR. CORDONNIER: It would be interesting to
3 know the standards that AEP and Hancock-Wood Electric,
4 because they have their own set of guidelines when
5 you're installing this stuff and I'm guessing that
6 that's one of them.

7 CHAIRPERSON TIMMERMAN: Do we need to have
8 that in here that you have to follow --

9 MR. CORDONNIER: Well, that's --

10 CHAIRPERSON TIMMERMAN: -- guidelines? Do
11 we have that?

12 MR. CORDONNIER: -- the industry standards.

13 MS. LAND: They say industry standards.

14 MR. CORDONNIER: And you may want to say,
15 Industry standards and those of the local power
16 utility, or something like that.

17 CHAIRPERSON TIMMERMAN: Okay.

18 MR. CORDONNIER: That wasn't eloquently
19 said, but that's what -- to me, the industry standards
20 are the people that manufacture it. And, then, local
21 power utility would be AEP or Hancock-Wood because
22 I know they do have a decent list of things that you
23 have to do in order to connect.

24 CHAIRPERSON TIMMERMAN: Okay. Do we want to

1 look at this from a non-accessory or primary use then?

2 MS. LAND: Probably.

3 CHAIRPERSON TIMMERMAN: So you're saying
4 that that first sentence where it says, Non-accessory
5 is not permitted, that's a bad strategy because you
6 have to allow it? You're allowed to put limitations
7 on it, but you have to allow it?

8 MS. LAND: Yeah. Reading through this, it
9 gets a little confusing. Maybe it's just my brain
10 that works this way. When I get the definitions,
11 these won't be here. These will be stuck up into the
12 regular Definitions list.

13 So, then, we're skipping over all of that.

14 Before we get to Section 22 here, where it
15 says Battery Storage Facilities, that's where we want
16 to put in --

17 CHAIRPERSON TIMMERMAN: Principal uses.

18 MS. LAND: -- principal uses.

19 CHAIRPERSON TIMMERMAN: Yeah.

20 MS. LAND: And we have a definition of it.

21 Are we happy with that definition?

22 CHAIRPERSON TIMMERMAN: To me, it basically
23 says anything more than 10 kilowatts. It does not say
24 "on site" anymore.

1 MS. LAND: Because they wouldn't be for
2 these. They could be out in the middle of nowhere.

3 The problem is -- or the thing is, I think
4 we need to add in here, not exceeding 50 megawatts,
5 because that's where we give that nod to the statute
6 that says we can regulate small wind and solar farms.
7 The small solar is 50 megawatts or under.

8 CHAIRPERSON TIMMERMAN: We're not allowed to
9 regulate large?

10 MS. LAND: No. That goes to the State to
11 the Ohio Power Siting Board. Right now, anything --
12 the reason -- they changed the law about a year ago,
13 actually right at the end of '22. Literally, like,
14 the 29th of December, they signed this law that said,
15 anything up to -- or up to 5 for wind and up to 50 for
16 solar could be regulated by the local facility -- or
17 local groups through zoning. That's where that's
18 regulated.

19 Up until that point, wind up to 5 megawatts,
20 and solar up to 50 weren't regulated by anybody. So
21 this is the only place there will be any ability to
22 regulate is through local zoning.

23 CHAIRPERSON TIMMERMAN: That's that
24 Senate Bill 52?

1 MS. LAND: It might be.

2 CHAIRPERSON TIMMERMAN: Okay.

3 MS. LAND: I don't know the bill number.

4 But...

5 FROM THE FLOOR: It is Senate Bill 52.

6 CHAIRPERSON TIMMERMAN: Okay. So you're
7 saying principal use would basically mean off-site?
8 Is that --

9 MS. LAND: Well, it could be on site, I
10 guess.

11 MR. CORDONNIER: Could be on site.

12 CHAIRPERSON TIMMERMAN: Can you require it
13 to be on site?

14 MS. LAND: No, because they may be selling
15 it to a grid and not using it on site.

16 CHAIRPERSON TIMMERMAN: Okay.

17 MS. LAND: We're saying accessory uses have
18 to be used on site and located on site. That makes
19 sense. It's an accessory to the use you currently
20 have.

21 Non-accessory, by definition, means it's not
22 related to what's around it. It's its own
23 freestanding thing. If it's there, then chances are
24 good that it's feeding into a grid somewhere or, you

1 know, a battery system or being sold directly to a
2 user, like, to a business beside it; so you can't
3 really say they have to be on site.

4 CHAIRPERSON TIMMERMAN: Okay.

5 MS. LAND: It still has that 10 kilowatts in
6 there, though, "...which has a rated capacity of more
7 than 10 kilowatts."

8 It could have a rated capacity of
9 1 kilowatt. If it's not an accessory use, it's still
10 a non -- it's still a principal use. So I'm not sure
11 that we want to say more than 10 kilowatts. We want
12 to say less than 50 kilowatts -- megawatts. Less than
13 50 megawatts.

14 CHAIRPERSON TIMMERMAN: Okay. I see what
15 you're saying.

16 SECRETARY STACY: We're going to have
17 another set of eyes just to kind of --

18 MS. LAND: Yeah. Because I'm trying to
19 think this through. I'm thinking out loud and that's
20 not always that effective.

21 Unless you don't want to permit as much
22 as 50. I think the statute says, by zoning, you have
23 the ability to regulate them, small wind farms, small
24 solar farms, less than those thresholds. It doesn't

1 say that they have to be able to go up to that
2 threshold.

3 So you might be saying that we're not going
4 to allow anything more than 20 megawatts -- or, you
5 know, 10 is real tiny. So you might want to say, you
6 know, 50 kilowatts instead of 50 megawatts, which is a
7 tenth of what is the --

8 SECRETARY STACY: Right.

9 CHAIRPERSON TIMMERMAN: So we would be
10 limiting them, but they have to stay smaller?

11 MS. LAND: Smaller to be able to be here.
12 Yeah.

13 CHAIRPERSON TIMMERMAN: I think that is a
14 good thing.

15 SECRETARY STACY: I do, too.

16 MS. LAND: Now, what that number is, that's
17 something you guys need to work out.

18 SECRETARY STACY: Thank you, Matt.

19 MR. EVANS: Thanks, Matt.

20 MS. LAND: Have a good time. Make sure you
21 keep your windows open.

22 MR. CORDONNIER: You know, they were
23 completely dry. It wasn't raining.

24 MS. LAND: It's not the rain that was the

1 problem.

2 (Mr. Cordonnier left the proceedings.)

3 MS. LAND: I don't have any recommendation
4 for you for that. That's something you guys need to
5 talk through and work out.

6 CHAIRPERSON TIMMERMAN: I think 50 megawatts
7 sounds huge.

8 MS. LAND: It is big.

9 CHAIRPERSON TIMMERMAN: I don't think
10 anybody --

11 SECRETARY STACY: Right.

12 MS. LAND: One of the -- the huge ones that
13 are going in up -- is only like 90, and the other one
14 is 120, I think.

15 CHAIRPERSON TIMMERMAN: Megawatts?

16 MS. LAND: Megawatts. So it could be half
17 of that, and I think that's 800 acres.

18 CHAIRPERSON TIMMERMAN: 800 acres is
19 50 megawatts?

20 MS. LAND: I think so. No, that's what the
21 120 was. So you could end up with 100 acres.

22 CHAIRPERSON TIMMERMAN: You just said how
23 many acres? 800 for the other one?

24 MS. LAND: Maybe the two combined were about

1 800. It was a lot of acres. I think 50 megawatts
2 could take up quite a lot of acres because a half acre
3 could create more than 10 kilowatts.

4 SECRETARY STACY: Right.

5 CHAIRPERSON TIMMERMAN: Right.

6 MS. LAND: You know, if you want to --
7 somebody has to sit down and math that out, you know,
8 for what size and how much you want to be. Sort of
9 back into it. You don't want any more than 5-acre
10 fields, then, you can figure out how much that would
11 produce, and, then, make that your limit. Make sense?

12 SECRETARY STACY: Yeah.

13 MS. LAND: It's an approach. I don't know
14 if it's a -- not the only one. I don't know if it's a
15 good one, but it's an approach.

16 SECRETARY STACY: I understand what you're
17 saying.

18 CHAIRPERSON TIMMERMAN: So by my quick math,
19 .02 megawatts per acre, does that sound right, Chris?
20 You're the math guy.

21 FROM THE FLOOR: Yeah, that sounds right.

22 CHAIRPERSON TIMMERMAN: .02 megawatts per
23 acre, so 10 acres is .2 megawatts.

24 MS. LAND: Wow. It takes a lot of ground to

1 be able to produce a small amount.

2 CHAIRPERSON TIMMERMAN: How does this even
3 make sense to do these?

4 MS. LAND: Once you start putting it in that
5 kind of -- it's a more visual thing.

6 CHAIRPERSON TIMMERMAN: Yeah. So 100 acres
7 is going to be 2 megawatts.

8 SECRETARY STACY: 100 acres are needed to
9 make 2 megawatts.

10 MS. LAND: That's something to run past that
11 engineer because that doesn't seem right.

12 MR. EVANS: Better double check that.

13 CHAIRPERSON TIMMERMAN: So, I mean, could we
14 put it on an acreage rather than on a wattage
15 regulation? We all understand better what an acre
16 looks, rather than what a megawatt looks like.

17 MR. EVANS: Because if all of a sudden
18 you're talking 80 acres or 100 acres, we can visualize
19 that.

20 CHAIRPERSON TIMMERMAN: We know that's a
21 lot. Right.

22 MS. LAND: So you'd rather have 2 or 5 or
23 10?

24 MR. EVANS: We'll have to discuss this.

1 There must be some number.

2 CHAIRPERSON TIMMERMAN: An impossible
3 number.

4 MR. EVANS: Yeah.

5 MS. LAND: It's going to be arbitrary,
6 whatever you pick because --

7 CHAIRPERSON TIMMERMAN: It is.

8 MS. LAND: -- you're just trying to find a
9 size limit. It's the -- The basis and the intent that
10 you have down in your first Mission Statement in the
11 book, though, is to promote the orderly growth and
12 development, while still preserving the agricultural
13 aspects of the township. So if you want to limit it
14 to take up less acreage, it makes sense to be able to
15 do that to protect the agricultural property.

16 MS. PARGEON: Definitely.

17 MR. EVANS: I agree. We wouldn't look very
18 good if we turned 1,000 acres over.

19 CHAIRPERSON TIMMERMAN: I don't think
20 anybody wants that to happen.

21 MR. EVANS: No. That goes against our
22 Mission Statement.

23 CHAIRPERSON TIMMERMAN: Right. So what's an
24 acceptable size?

1 MR. EVANS: Right.

2 CHAIRPERSON TIMMERMAN: What's your number?
3 Putting you on the spot.

4 MR. EVANS: No. I've got to think about
5 that. That's something I have to think about. And
6 are you talking about per person, per user?

7 CHAIRPERSON TIMMERMAN: I don't think it's
8 per. Well, this would go back into if you do micro
9 grids.

10 MS. LAND: Uh-huh. Yeah, they could.

11 CHAIRPERSON TIMMERMAN: How do you get
12 around that? Or how do we prevent that is a better
13 way to say that?

14 MS. LAND: Limit the distance they can be
15 close together. Similarly to the way we did it with
16 ponds; that instead of being able to have one big
17 pond, you know, we don't want them to having a bunch
18 of smaller pods, but they have to have a certain
19 distance between each pond. So they can't have more
20 than one pond per parcel. It has to be at least
21 X amount of distance apart.

22 You could say, you know, the principal use
23 Solar Energy Facility, couldn't be more than 5 acres,
24 and there can't be more than two within a 100-acre

1 span. Something to that effect.

2 Somebody's got to keep track of it because
3 it's a bit of a formula, but that's one way. I don't
4 know how else you can prevent somebody.

5 I agree with Matt that, you know, the
6 Subdivision Regs are going to stop them splitting.
7 But if they buy lots of parcels that aren't split off
8 of the others, they could really stack them up.

9 CHAIRPERSON TIMMERMAN: Right. So limit
10 them to -- I mean, 2 acres is a lot of solar. My lot,
11 for anybody that's been over by my house, is 2 and a
12 half acres. So, basically, my lot size. That's a lot
13 of solar.

14 SECRETARY STACY: Yeah.

15 MS. LAND: 2 acres is a lot, especially when
16 you're mowing it. I mean, it's an area.

17 CHAIRPERSON TIMMERMAN: Yeah. And who wants
18 that next to their house?

19 MS. PARGEON: Yeah.

20 CHAIRPERSON TIMMERMAN: Anybody out there
21 want to chime in?

22 FROM THE FLOOR: Have you considered, with
23 solar, the distance from any inhabitable building?

24 When we went to Seneca County and talked

1 years ago, when they wanted to put in wind turbines,
2 they said that they had to stay at least 1,500 feet
3 from any creek, inhabitable building, like a barn, a
4 house, you know, a shed, anywhere that people could
5 be, so that if a wind turbine fell over or had
6 problems with blades flying off, or whatever, in a
7 windstorm, it wasn't going to kill somebody nearby.

8 I haven't heard anything about that --

9 SECRETARY STACY: We haven't --

10 FROM THE FLOOR: -- regarding the distances.

11 CHAIRPERSON TIMMERMAN: You could still make
12 it that it could be up to 2 acres, but it has to be a
13 distance away from any residential.

14 FROM THE FLOOR: You would think with the
15 different kinds and sizes of wind turbines are going
16 to have different kilowatts, or whatever, per each
17 one, so I think you need to do more research.

18 MS. PARGEON: We're talking solar.

19 CHAIRPERSON TIMMERMAN: We're talking solar
20 at this moment.

21 MS. LAND: We haven't gotten to wind at all
22 yet.

23 MS. PARGEON: Yeah. We're not there yet.

24 FROM THE FLOOR: Still on the solar.

1 FROM THE FLOOR: I think they need to look
2 at those -- kind of hit on something about the health
3 aspects. So anything more than half an acre, I mean,
4 is this going to have anything that's going to the
5 wildlife or the health aspects of people living near
6 that?

7 Especially -- okay. So when we think of
8 solar panels, if they crack or leak, could that get
9 into our water and wells? We don't have water out
10 here. So could that possibly leak into the ground,
11 which would even go into, you know, a well or
12 contaminate somebody else's.

13 So there's a health aspect to this. So if
14 you keep it smaller, the half acre, that's a little
15 more manageable. I mean, you can't force people to
16 take care of their solar panels properly. That's
17 something that they're going to have to do on their
18 own. But, yet, you're left with the aftermath if
19 they're cracked. I mean, birds divebomb those things.
20 They could get cracked.

21 MS. LAND: I think all you really need --
22 the only thing I think that we need to get input right
23 now on is size and --

24 CHAIRPERSON TIMMERMAN: Size and spacing.

1 MS. LAND: The rest of that, you know, is
2 debate for a different time. But thank you, though.

3 FROM THE FLOOR: I agree that a half acre is
4 plenty. I mean, you're talking an acre of solar
5 panels is a lot.

6 CHAIRPERSON TIMMERMAN: It's a lot.

7 FROM THE FLOOR: Everybody knows the life
8 expectancy -- you can Google it and look it up -- it's
9 10 to 15 years. They will leak. It's not "if." They
10 will leak and they will crack. So they're going to
11 contaminate their own land is what they are going to
12 do.

13 CHAIRPERSON TIMMERMAN: Well, and
14 neighboring.

15 FROM THE FLOOR: And neighboring.
16 Especially with wells. She makes a great point. A
17 lot of people have wells out here. We do.

18 CHAIRPERSON TIMMERMAN: Yeah. Okay.

19 Can we use just do a half acre?

20 FROM THE FLOOR: I just -- I don't know how
21 you're breaking that up. So it's a half acre per
22 parcel, or is it something more along the lines of how
23 they regulate the billboard density in Findlay where
24 they say you can't have another one within 1,000 feet

1 of an existing one. Can you limit it by that so it's
2 a half acre --

3 CHAIRPERSON TIMMERMAN: And the distance.

4 FROM THE FLOOR: -- with no more -- and you
5 can't be within "X" number of feet? What that is,
6 that's up to you folks.

7 MS. LAND: Yeah. That's why they're going
8 to work out a formula for the density. That's exactly
9 what the word is.

10 Some townships have some pretty complicated
11 density formulas for where houses go in Agricultural
12 Districts. You can work out the same kind of thing
13 for principal use Solar.

14 CHAIRPERSON TIMMERMAN: I think --

15 MR. EVANS: I think it makes the most sense.

16 MS. PARGEON: It does.

17 MR. EVANS: Look at the size of it.

18 MS. PARGEON: It makes more sense.

19 CHAIRPERSON TIMMERMAN: I'd limit the size
20 and their --

21 MR. EVANS: How many thousand feet or how
22 many feet it has to be away from another house or
23 creek. All of that sort of thing.

24 MS. PARGEON: Good points brought up.

1 CHAIRPERSON TIMMERMAN: Yeah.

2 MR. EVANS: Most of us are on wells.

3 FROM THE FLOOR: Why can't we just make it a
4 quarter of an acre?

5 SECRETARY STACY: I was going to bring that
6 up.

7 MS. PARGEON: That sounds good.

8 SECRETARY STACY: How about taking it down?

9 FROM THE FLOOR: I think also the elevation
10 of it vertically. You could put it in the Principal
11 Use section. That's going to be important, too. So
12 you can have them on half an acre, but someone's going
13 to try to stack them.

14 CHAIRPERSON TIMMERMAN: I see what you're
15 saying.

16 MS. LAND: They're going to put a height
17 limit.

18 CHAIRPERSON TIMMERMAN: A height limit.

19 FROM THE FLOOR: Correct. Yeah. That will
20 have to be another thing to go into it to make sure
21 because that's going to be higher than your
22 residential. But it will be --

23 CHAIRPERSON TIMMERMAN: Yeah.

24 FROM THE FLOOR: Also just something to kind

1 of keep in consideration with this, I've been looking
2 a lot lately into, like, solar roofs and how much they
3 can power -- like, an entire solar roof, the newer
4 ones, they can power an entire house just fine.

5 And so you think about, like, what the roof
6 size -- what the standard roof size is on a home, you
7 know, that's nowhere near a half acre, quarter acre;
8 so that should be more than enough. Like, more than
9 adequate for any sort of personal use.

10 CHAIRPERSON TIMMERMAN: Yeah.

11 FROM THE FLOOR: And that --

12 MS. LAND: The thing is, what you're looking
13 at with the principal uses, though, are not personal
14 use and not residential use, if somebody wants to do
15 it commercially to sell electricity.

16 CHAIRPERSON TIMMERMAN: Yeah.

17 MS. LAND: I get that, you know, the way you
18 have worked out your accessory uses, I think you're in
19 good shape there. You've got everything sorted out
20 well.

21 But you've got to look at some little bit
22 different aspects when you're looking at the
23 commercial use. I know it's called permitted use, but
24 it's technically the permitted use, not for personal

1 use.

2 CHAIRPERSON TIMMERMAN: Right.

3 MS. LAND: You know, the lot size, maybe you
4 can get an idea from talking to your engineer friend
5 about --

6 CHAIRPERSON TIMMERMAN: He's been out of the
7 solar stuff for a lot of years.

8 MS. LAND: So that may be a problem.

9 CHAIRPERSON TIMMERMAN: I don't know how
10 relevant his -- because technology has changed so
11 much --

12 MS. LAND: No kidding.

13 CHAIRPERSON TIMMERMAN: -- you know, with
14 how efficient they are. It's got to be different.

15 SECRETARY STACY: And are we required to
16 allow for commercial?

17 MS. LAND: Yes.

18 CHAIRPERSON TIMMERMAN: For the principal
19 use.

20 MS. LAND: For the principal use.

21 We can't say there can be none. We have to
22 have -- we have to permit them. I think they should
23 only be permitted in I-2. They should still be a
24 Conditional Use, and, then, they also have to have,

1 you know, that density issue they were talking about.

2 SECRETARY STACY: Right.

3 MS. LAND: Put that in there. Instead of
4 trying to pound all of that out right now, how about
5 if I -- I've got a number of things that were
6 requirements that the Ohio Power Siting Board required
7 when they are reviewing commercial aspects. I'll look
8 at what some of their things are, you know, for the
9 distance from residences, roads, creek, wetlands, and
10 how they handle the stuff with animals and wildlife,
11 and maybe I can -- for the next time, I'll come in
12 with that. Okay?

13 CHAIRPERSON TIMMERMAN: Okay.

14 MS. LAND: So we can go on to something
15 else, and we'll come back to this one and revisit it
16 the next time. The thought that we can get Wind and
17 Solar done in one meeting is crazy.

18 CHAIRPERSON TIMMERMAN: Not going to happen.

19 MS. LAND: It's not going to happen.

20 CHAIRPERSON TIMMERMAN: We're already at
21 6:40.

22 MS. LAND: And we still have to have an
23 Executive Session.

24 CHAIRPERSON TIMMERMAN: Are you implying --

1 MS. LAND: Let's look at the Battery Storage
2 Facility stuff.

3 CHAIRPERSON TIMMERMAN: Yes.

4 MR. EVANS: Go ahead and read?

5 CHAIRPERSON TIMMERMAN: Sure.

6 MR. EVANS: New Section 22. Battery Energy
7 Storage Facilities.

8 The purpose of this article is to provide
9 regulations for the safe and effective construction
10 and operation of Battery Energy Storage Facilities in
11 Washington Township, subject to restrictions which
12 will preserve the public health and safety. Energy
13 Storage Facilities are a Conditional Use in the
14 I-1 Industrial District.

15 No person shall cause, allow, or maintain
16 the use of a Battery Energy Storage Facility without
17 first having obtained a Conditional Zoning Certificate
18 from the Board of Zoning Appeals.

19 Application for a Conditional Zoning
20 Certificate shall be submitted to the zoning inspector
21 and forwarded to the Board of Zoning Appeals.

22 Required setbacks. The minimum setback from
23 any property line shall be 1,000 feet for a
24 non-accessory Battery Energy Storage Facility.

1 Definitions: Accessory Battery Energy
2 Storage Facility.

3 A system used to store electrical energy as
4 chemical energy and convert it back to electrical
5 energy as needed.

6 A facility is considered an Accessory
7 Battery Energy Storage Facility only if it supplies
8 electrical or thermal power solely for on-site use.
9 Accessory Battery Energy Storage Facilities of must
10 have -- must -- maybe "of" isn't suppose to be there.

11 SECRETARY STACY: I think -- yeah. Cross
12 that out.

13 MR. EVANS: Accessory Battery Energy Storage
14 Facilities must have a rated capacity of 10 kilowatts
15 or less to be considered an accessory use.

16 Non-Accessory Battery Energy Storage
17 Facility.

18 A system used to store electrical energy as
19 chemical energy and convert it back to electrical
20 energy.

21 A facility is considered a non-accessory
22 Battery Energy Storage Facility if it supplies
23 electrical or thermal power solely for off-site use.
24 Non-accessory Battery Energy Storage Facilities have a

1 rated capacity of more than 10 kilowatts.

2 CHAIRPERSON TIMMERMAN: Is there a way --
3 I don't know if there's any other Energy Storage
4 Facilities other than battery. Can you -- are we
5 allowed to just get rid of the word "battery" to
6 encompass anything else that we don't know that could
7 pop up?

8 MS. LAND: That's what I was actually just
9 thinking about, if we have to have a storage facility
10 allowed at all.

11 FROM THE FLOOR: They're bringing hydrogen
12 next. You know that, right? That's what the --
13 I'm also I tied into the City a lot, and that's what
14 they are already heading toward. They want to be an
15 energy sector in your backyard here because you're not
16 zoned.

17 CHAIRPERSON TIMMERMAN: So if --

18 FROM THE FLOOR: They're bringing in
19 hydrogen, so you're right. You better say "energy"
20 not "battery." Correct?

21 CHAIRPERSON TIMMERMAN: That was quick guys.
22 Well done.

23 FROM THE FLOOR: Yes.

24 CHAIRPERSON TIMMERMAN: If we made it just

1 Energy Storage Facility, in your mind, that
2 encompasses hydrogen?

3 FROM THE FLOOR: It should. Ask the
4 attorney.

5 MS. LAND: Don't look at me. Ask an
6 engineer.

7 (Laughter.)

8 MS. LAND: It's an attorney thing.

9 FROM THE FLOOR: Energy storage, yes. That
10 would cover anything.

11 SECRETARY STACY: Cross out "battery."

12 MR. EVANS: Every time "battery" is listed,
13 just take it out.

14 SECRETARY STACY: Take "battery" out, and
15 just "Energy Storage Facility."

16 FROM THE FLOOR: And another thing to point
17 out: Don't say "no more than" or "greater than."
18 Always say "less than."

19 MS. LAND: No, we can't do that because
20 that's the differentiation between non-accessory and
21 accessory.

22 FROM THE FLOOR: Oh, okay.

23 CHAIRPERSON TIMMERMAN: Is there a way to
24 put a limit on it?

1 MS. LAND: They can only go up to 50, and,
2 then, they get hooked by the Power Siting Board.

3 CHAIRPERSON TIMMERMAN: Is there a way we're
4 allowed to limit it even lower than that?

5 MS. LAND: You could. Just like you want to
6 do with the other. Yeah.

7 SECRETARY STACY: If you're putting this in
8 I-2, who is to say how large of an area I-2 is going
9 to be?

10 MS. LAND: Yeah. I don't know.

11 CHAIRPERSON TIMMERMAN: Yeah. That's a good
12 point.

13 MS. LAND: Realistically speaking, you're
14 probably not going to make half of your township I-2.

15 MR. EVANS: Right.

16 CHAIRPERSON TIMMERMAN: No.

17 MS. LAND: So that may -- however, there's
18 always the possibility for the request for someone who
19 wants to build this kind of facility to come in and
20 ask for a rezoning to have Agricultural or
21 Residential, whatever it's currently zoned, changed to
22 I-2.

23 The thing is, although people who don't win
24 always complain about this they do not -- nobody has a

1 right to a rezoning. If they come in and request a
2 rezoning, and you say no, as long as it fits with your
3 Comprehensive Plan, then, they can try, you know,
4 appealing and suing and whatever, but they are not
5 going to get very far.

6 The other thing is, if you do rezone, there
7 is written into the code -- not our code here, but
8 into the State code -- that the residents of the
9 township have the ability to pass a petition, which we
10 have some good petition passers in your township, and
11 if they can get signatures of I think it's 15 percent
12 of those who voted in the last governor's election, it
13 forces that zoning change to be put on the ballot and
14 it can be voted down.

15 CHAIRPERSON TIMMERMAN: Okay.

16 MS. LAND: I've only ever had that happen
17 once, but it did happen. In Washington Township, they
18 rezoned to allow for soccer fields and people around
19 there didn't want it, and they put it on the ballot
20 and voted it down. So it can happen.

21 SECRETARY STACY: Soccer fields, huh? Why?

22 MS. LAND: I think they are thinking we'd
23 rather --

24 SECRETARY STACY: I would like for that to

1 be my most serious problem is a soccer field.

2 MS. LAND: This was 25 years ago when it
3 wasn't quite as popular. There is some safeguards for
4 that.

5 When you're doing your map itself, which we
6 didn't get to tonight, you'll do two maps: You'll do
7 one that is what you are actually zoning, and these
8 are the districts that will be voted on, and they will
9 be the actual map.

10 The other one is your Comprehensive Future
11 Plan Map where you sort of do the -- it can have
12 overlaps of districts that, We think this area here is
13 either going to go Industrial, or it's going to go
14 Business, and you do some overlaying. And, then, when
15 people come along -- but right now it's Agricultural.

16 If somebody comes along and says, I want
17 this changed to, you know, Residential, you're going
18 to look at it and go, Humm. You could deny that and
19 say, This is because we think the growth is going to
20 happen here. If we put residential there, you're
21 going to end up with a problem some day with your
22 residential development surrounded by a bunch of
23 industrial stuff.

24 Or, if you have something pegged that you

1 think will some day be Residential that you think is
2 where a subdivision will go to be able to expand the
3 area, or where more residences will want to build,
4 somebody comes along and wants to change it to I-2.
5 Well, you're looking at it, going, no, because we
6 already have it planned here that, if we do I-2 here,
7 and it's going to mess up all these other possible
8 things. It's good reason to say no.

9 That's why you need that future -- and that
10 goes to any other boards that come along, they'll be
11 able to see that and know what the thought process
12 was. That can be amended and changed if they start
13 seeing things differently.

14 Nothing that you do is written in stone.
15 It's all a living document. There are procedures and
16 hearings and different steps to go through to make
17 changes, but it can be changed. So what you're doing
18 is setting the baseline and the projected what you
19 think it's going to be.

20 CHAIRPERSON TIMMERMAN: Okay.

21 MS. LAND: Want to wait until next time to
22 do Wind?

23 SECRETARY STACY: Yeah.

24 CHAIRPERSON TIMMERMAN: Oh, for sure. Well,

1 unless you want to stay.

2 MS. LAND: No. Thanks.

3 FROM THE FLOOR: I have a question. If
4 you're making that plan for the future, do you ask the
5 current people who own the property?

6 MS. LAND: That's up to them how they want
7 to go about doing that. They can talk to the people,
8 you know, if somebody owns property. But, all in all,
9 they have to do, for the township, not individual
10 people. So, I mean, it may not go your way.

11 But if they put on there that they believe,
12 at some point, property that's currently zoned or used
13 in some way would more likely develop into a different
14 way, it doesn't change that current use at all. It
15 just stays there. It doesn't affect its taxes. It
16 doesn't affect the way it can be used. It's just --
17 and it's not zoned that way. It's just the thought
18 that it would probably grow that way.

19 FROM THE FLOOR: I just know somebody who
20 said, you know, you really need to get with the
21 program because it's coming your way.

22 MS. LAND: Well --

23 FROM THE FLOOR: Somebody said that in the
24 past.

1 FROM THE FLOOR: Go to the City Council
2 meeting and you'll see. We go to every meeting. It's
3 Go where there's no zoning. Go where there's no
4 zoning. Go where there's no zoning. That's all you
5 hear.

6 MR. EVANS: Kind of to what you were saying,
7 if you take 212, you know, if there's a farmer that
8 owns most of that, just because it's zoned I-1, I-2,
9 or whatever --

10 MS. LAND: Doesn't mean it'll be that way.

11 MR. EVANS: That doesn't mean it's going to
12 be that way. As long as he wants to keep it
13 Agricultural, that's what is going to stay.

14 MS. LAND: It's still ultimately in the
15 hands of the property owner how they want to develop
16 it.

17 MR. EVANS: Right.

18 MS. PARGEON: If they want to develop it.

19 MS. LAND: If they want to develop it.

20 MR. EVANS: If they never want to, then --

21 MS. LAND: I foresee that the majority of
22 your township will end up being Agricultural.

23 MR. EVANS: Oh, yeah.

24 MS. LAND: There will be fringes around

1 Van Buren itself that will probably have some
2 business, and there are probably some fringes, at some
3 point, down closer towards Findlay that will be more
4 Industrial, potential. The bulk of everything will be
5 mostly Agricultural.

6 MR. EVANS: We have a couple main roads, it
7 seems like.

8 MS. LAND: Well, and, then, there's that
9 around the interchanges, you'll have some of that
10 E.S., Expressway Service.

11 MR. EVANS: Uh-huh.

12 CHAIRPERSON TIMMERMAN: Yeah. Is there
13 anything else we want to touch base on this battery
14 energy storage for tonight.

15 MS. LAND: No.

16 CHAIRPERSON TIMMERMAN: Hit that again.

17 MR. EVANS: Which we're taking out the word
18 "battery" out?

19 CHAIRPERSON TIMMERMAN: Right.

20 MS. LAND: Just making it "energy storage."

21 CHAIRPERSON TIMMERMAN: Since we didn't
22 really get too deep into it.

23 Do we want any comments, or do you want to
24 go into Executive Session?

1 MS. LAND: You can ask for comments. The
2 thing is, when we go into Executive Session, you'll
3 have to come back out into public session to adjourn.
4 You can't take any action in Executive Session. I'll
5 just fill you in on the stuff you need to know.

6 You come back out here, and if you would
7 have something you need to do, any action to take,
8 you'll have to do it in the meeting; so the meeting
9 won't be over until after Executive Session.

10 CHAIRPERSON TIMMERMAN: Does anybody have
11 any other thoughts or concerns?

12 FROM THE FLOOR: Is there any provision for
13 preventing sale of guns in the township? As, you
14 know, a shop to set up permanently and be selling
15 munitions? You know, there's so much in the world
16 already.

17 MS. LAND: That's not something that zoning
18 can -- they can't ban particular types of things.
19 There are only very few things that we're allowed to
20 ban, but guns aren't one of them.

21 We can say we can't have any marijuana
22 stores, and we can say we can't have any more adult
23 entertainment stores. But we can't say what any other
24 business would be, if it falls into the definition of

1 your Business District and what businesses are, the
2 short answer is no.

3 FROM THE FLOOR: Can't limit the violence --

4 MS. LAND: Not with zoning.

5 FROM THE FLOOR: -- that's happening in the
6 word?

7 FROM THE FLOOR: Real quick. I just would
8 like to say, if you take a look at the Revised Code
9 definitions for "economically significant wind farm"
10 or "large wind farm," or "large solar farm," for that
11 matter, you'll get a lot of the verbiage I think that
12 you're kind of looking for here in helping to develop
13 the document.

14 They talk about aggregate. Right? So one
15 or more wind turbines aggregate to a single
16 interconnection point. Sometimes it says to a grid.
17 Sometimes it says to a single customer, depending on
18 which one of those they're talking about and which
19 section. But it might just be worth looking that over
20 when kind of figuring out the verbiage there.

21 CHAIRPERSON TIMMERMAN: Okay.

22 FROM THE FLOOR: I think there's a lot of
23 good stuff there.

24 SECRETARY STACY: You're saying economic

1 significance?

2 FROM THE FLOOR: Economically significant
3 wind farms, large wind farms, large solar farms.

4 MS. LAND: That's the stuff that's in this
5 other -- one of the ones that we have.

6 SECRETARY STACY: Okay.

7 FROM THE FLOOR: That is just the Ohio
8 Revised Code.

9 MS. LAND: Yeah.

10 MR. EVANS: Oh, I see.

11 FROM THE FLOOR: I apologize in advance.
12 I have a few, but I will go very quickly.

13 In one of your descriptions I think you were
14 reading, it says "time to time" or "from time to time"
15 you can sell this power back that you are generating.
16 Does that need to be more specific? Because "time to
17 time" for you could be different from you and me
18 and --

19 SECRETARY STACY: That's true.

20 FROM THE FLOOR: -- this person. Somebody
21 could say, Well, I took five minutes off from the last
22 year of selling it. That's "time to time" in my book.
23 Just a question. Just a question.

24 MS. LAND: I think the purpose that you guys

1 were looking at for why they have it from time to time
2 they can sell off is that we don't want residences to
3 have to have these Energy Storage Facilities.

4 We want them, if they have more energy than
5 they can use, to be able to outlet somewhere, because
6 they can't go out and flip a switch and turn off the
7 solar panels, you're still pulling energy. They have
8 to send that somewhere. Better to let them bleed it
9 off into a grid.

10 CHAIRPERSON TIMMERMAN: Could we put a
11 percentage of what they produce, because at some
12 point --

13 MS. LAND: We're getting into some technical
14 stuff that I don't know if we're going to be doing
15 something viable. We're going to have to have
16 somebody a lot more technically -- engineer person to
17 write that kind of stuff up. I don't feel comfortable
18 telling you.

19 CHAIRPERSON TIMMERMAN: I guess my thought
20 process with that is, is at some point, you've
21 designed a system that's way bigger than you require,
22 I think is what Matt's getting at there.

23 MS. LAND: But you have limits on how big
24 that system can be.

1 SECRETARY STACY: Right. Would
2 "intermittent" be better?

3 FROM THE FLOOR: But what did I just is say?
4 "excess acquired energy." You know, if you have
5 excess.

6 CHAIRPERSON TIMMERMAN: Yeah. I think Cindy
7 might be right. At the end of the day, if you limit
8 them to a half of an acre, there's only so much they
9 can produce.

10 FROM THE FLOOR: But they might have access
11 from time to time.

12 CHAIRPERSON TIMMERMAN: And they're allowed
13 to sell that back. We want that. We want that. But
14 at the end of the day, if they only have a half acre,
15 they can't produce --

16 SECRETARY STACY: Or less.

17 CHAIRPERSON TIMMERMAN: A half acre, or
18 less, they can't produce enough to power the City of
19 Findlay. They're not going to be selling mass
20 quantities back.

21 FROM THE FLOOR: If they have excess --

22 CHAIRPERSON TIMMERMAN: They will be allowed
23 to sell that.

24 FROM THE FLOOR: Instead of "time to time,"

1 "excess energy."

2 MS. LAND: We don't want the excess to be
3 required for them to have a storage facility for it
4 because the battery storages are inherently a real
5 problem. I think they are super expensive and we
6 don't want them sitting all over the place. So it
7 might be better to allow them to sell off the excess
8 as opposed to requiring them to store it on site.
9 None of this is the perfect world.

10 There's things that we're not going to like
11 about it because it's just something that's not good
12 to have around. But, you know, there are things you
13 have to regulate. They're not good; they're not bad,
14 but they have issues and you have to decide which way
15 you want to go with it.

16 CHAIRPERSON TIMMERMAN: Yeah.

17 MS. LAND: I feel like I'm talking in
18 circles.

19 FROM THE FLOOR: Hopefully this one will go
20 quicker.

21 When we were talking about storage
22 facilities and getting rid of just batteries because
23 of hydrogen, I don't know that -- and maybe you know,
24 does hydrogen energy -- does that convert to

1 megawatts? Kilowatts? Or is -- do we need to put
2 something in there, instead of maybe the megawatt
3 equivalent, or something along those lines because
4 I don't know if it converts. I'm asking the question.

5 SECRETARY STACY: Me either.

6 MR. EVANS: That's a good point.

7 CHAIRPERSON TIMMERMAN: Okay.

8 MR. EVANS: If it doesn't convert, it seems
9 like that's a whole new category.

10 FROM THE FLOOR: I think it produces so much
11 energy that produces electricity in a certain
12 quantity, but some amount of megawatts. So I would
13 think, at the end, it could be converted.

14 MR. EVANS: I think it can.

15 FROM THE FLOOR: I think with storage, the
16 whole goal is we just didn't want big storage units.
17 Hydrogen would go in big storage area, too. Just like
18 the tank farms; you're storing it. You've got to
19 store it somewhere.

20 CHAIRPERSON TIMMERMAN: Yeah.

21 FROM THE FLOOR: These are more review
22 questions.

23 A-1. There's a 30-foot height restriction?

24 CHAIRPERSON TIMMERMAN: Yeah.

1 FROM THE FLOOR: Does that include barns and
2 silos, grain bins, et cetera?

3 CHAIRPERSON TIMMERMAN: I don't think
4 Agricultural Use is limited. Is that a true
5 statement?

6 MS. LAND: I think it's for the residences
7 only. Not for the -- none of the height limits are --
8 they are all for the dwelling unit.

9 CHAIRPERSON TIMMERMAN: For dwellings, not
10 for Agricultural.

11 FROM THE FLOOR: Just making sure. It was a
12 little confusing.

13 Sound. You already addressed sound. We're
14 having trouble hearing everybody out here when we're
15 sitting --

16 MS. LAND: There's going to be an
17 amplification system at the next meeting. So
18 microphones.

19 SECRETARY STACY: How was it this evening?
20 Could you hear us?

21 CHAIRPERSON TIMMERMAN: I think the
22 complaint, though, is on the video; is that a true
23 statement?

24 FROM THE FLOOR: No. It's just in the room.

1 CHAIRPERSON TIMMERMAN: Okay. In the room.

2 FROM THE FLOOR: Just in the room. It's
3 kind of hard to hear with the door, you know, those
4 types of things. It's hard to hear everything. I
5 know other people have raised the sound issues in the
6 past at these meetings.

7 CHAIRPERSON TIMMERMAN: Yeah.

8 MR. EVANS: Was today better?

9 SECRETARY STACY: That's what I wanted. Was
10 it better?

11 MR. EVANS: Was it better today?

12 FROM THE FLOOR: I think it was.

13 FROM THE FLOOR: I don't know about better,
14 but I could hear.

15 CHAIRPERSON TIMMERMAN: You guys could hear
16 okay?

17 SECRETARY STACY: I could tell. You were
18 louder.

19 MR. EVANS: I was trying to be.

20 SECRETARY STACY: So I was hoping that that
21 would translate to being better.

22 CHAIRPERSON TIMMERMAN: Any more, Matt?

23 FROM THE FLOOR: Last one. I promise.

24 Businesses based in the nonconforming

1 district, or whatever we call it; a nonconforming use.
2 Like, I have a business in my home, for example.
3 Could you speak to the grandfather nature of those,
4 versus what if it shuts down or if it's seasonal? You
5 know, how does that work? I think you had said a year
6 or two.

7 MS. LAND: It's two years. On State
8 statute, a nonconforming use that is a legal use at
9 the time zoning goes into effect can continue until it
10 is no longer for that use or a use that is
11 substantially similar.

12 If you have a store that's selling widgets,
13 and they go to gadgets, you know, it's still
14 significantly the same.

15 If it stops being used for that type of use
16 for two years, it ceases to have the grandfather and
17 whoever decides to use it again has to conform to
18 whatever the current zoning standard is.

19 There are some things that are still a
20 little bit up in the air that you guys are going to
21 have to revisit when you go back on nonconforming uses
22 with regard to expansion. You know, are they able
23 to -- there are a number of formulas for expansion for
24 non-conforming uses.

1 You did have some discussion about degree of
2 damage and being able to replace it during that
3 two-year period, and you sort of settled that. But
4 you didn't settle and really talk too much about how
5 much they can expand.

6 So I have, you know, a nonconforming
7 business, you know, on my property and I want to
8 build two more buildings to go with it, this has come
9 up a number of times, like, with storage facilities,
10 because they are always planning to put in a couple
11 more of these buildings.

12 The question is: Are you going to allow
13 them to expand any? Some say, No. No expansion,
14 period. Are you what you are, and you can stay that
15 way as long as you want, but you can't expand and
16 grow.

17 Others say you can expand to the extent that
18 you don't leave your lot. You know, you can -- if you
19 have room to put on two more and still have your
20 setbacks and everything, go ahead.

21 Others say a percentage. You know, you have
22 "X" amount of ground coverage now. You can only
23 expand 25 percent more.

24 So you have to come up with some kind of

1 formula so anybody who is nonconforming, they know
2 where they stand for the ability to grow or change or
3 whatever.

4 MR. EVANS: If it is the first for instance
5 where you said it is what it is, and if someone
6 says -- is there a way to appeal that? Because I
7 could see maybe some things might be able to go before
8 a board and say, I want to expand. But as you can see
9 what I've got here so far, and this, that, and the
10 other, it's not -- do they have an out?

11 MS. LAND: You have to decide which -- if
12 it's going to be any expansion or no. Everybody has
13 to be able to expand or not expand in the same manner.
14 You can't pick and choose based on what kind of
15 business it is.

16 MR. EVANS: Got ya.

17 MS. LAND: It's for all nonconforming uses.

18 FROM THE FLOOR: I wasn't at the other
19 meetings. Have you guys addressed Airbnbs and Vrbos?

20 MS. LAND: Yes.

21 FROM THE FLOOR: Can you enlighten me a
22 little bit?

23 MS. LAND: I don't remember. We're ramming
24 through this stuff so fast.

1 FROM THE FLOOR: Just curious.

2 MS. LAND: I'll have to go back and look.

3 FROM THE FLOOR: We have a few rentals. My
4 son wants to maybe start heading into the Vrbos.
5 That's why I asked.

6 MS. LAND: It was discussed pretty
7 significantly. For the life of me, I can't remember
8 what we said.

9 FROM THE FLOOR: Okay. The energy storage
10 units, are they regulated by the U.S. Fire Marshal?

11 MS. LAND: I have no idea. We'll end up
12 putting in here, when we get to the use of them, that
13 they have to adhere to all industry standards, just
14 like the other. I don't know if that's what it
15 includes or not.

16 FROM THE FLOOR: Because I know, you know,
17 storage units sometimes, you know, they can be very
18 combustible.

19 CHAIRPERSON TIMMERMAN: Right.

20 FROM THE FLOOR: The other concern, to
21 change pace a little bit back to your solar, how are
22 we going to maintain the ground? I mean, if my
23 neighbor has one, and we're all using wells, I'm more
24 worried about weed spray.

1 We had the opportunity to view a very large
2 operation in Kalamazoo, Michigan, and they used a lot
3 of weed spray very liberally. That just sets off a
4 red flag to me. I mean, I think it ought to be
5 considered. I don't have an answer. I'm just
6 throwing it out there for a comment for inviting
7 feedback or -- it's a concern.

8 MS. LAND: One of the things that I just
9 discussed with them during the meeting is that the
10 Power Siting Board has a list of issues that they have
11 to have -- that they have to adhere to to be one of
12 the larger solar farms or wind farms. I have a list
13 and a couple of the agreements for the large solar
14 farms. I'm going to take from there and create for
15 the mini solar farms here the same general concepts.

16 We can't hold them to the same standards or
17 be able to even enforce the stuff that the Power
18 Siting Board does. We can at least look at those
19 issues and decide what you do and don't need to
20 address.

21 But, other than that, we don't know what
22 it's going to be yet. It's still one of those big
23 gray boxes out there we haven't filled.

24 FROM THE FLOOR: Will there be some leniency

1 for somebody that's an individual that experiments,
2 for the guy that does his DIY and this thing is an
3 experiment and it goes away in a couple years?

4 MS. LAND: Probably not. They still have to
5 adhere to the same rules, even if you're DIY'ing.
6 Then anybody else -- if you're having somebody else do
7 your construction, or whatever, you still have to
8 follow the same standards that are in the Zoning Code.

9 FROM THE FLOOR: Okay.

10 FROM THE FLOOR: I was going to say, I just
11 Googled, as far as solar, it seems that 10 acres is
12 required for 1 megawatt. So for a 50-megawatt solar
13 field, that's 500 acres.

14 CHAIRPERSON TIMMERMAN: Say that --
15 10 acres --

16 FROM THE FLOOR: 10 acres is required for
17 1 megawatt. That was in several places. So for a
18 50-megawatt solar field, that's 500 acres.

19 So the half acre would be 50 kW. So
20 50 kilowatts. That's a lot. That's probably two to
21 five homes, but I'm not an expert in that area. The
22 math is simple.

23 CHAIRPERSON TIMMERMAN: 10 acres for
24 1 megawatt is very helpful, I think.

1 MS. LAND: Yeah, it is.

2 CHAIRPERSON TIMMERMAN: Thank you.

3 FROM THE FLOOR: Sure.

4 CHAIRPERSON TIMMERMAN: Anybody else?

5 (No response.)

6 CHAIRPERSON TIMMERMAN: All right.

7 Executive meeting, or whatever you call it.

8 MS. LAND: Somebody will have to make a
9 motion to go into Executive Session to discuss pending
10 litigation. And, then, you'll need a roll call vote
11 of the board members to go into Executive Session.

12 CHAIRPERSON TIMMERMAN: I move that we move
13 to Executive Session for conversation of pending
14 litigation.

15 Did I say that correctly?

16 MS. LAND: Uh-huh.

17 MR. EVANS: I second that.

18 SECRETARY STACY: I'm going to do a roll
19 call.

20 CHAIRPERSON TIMMERMAN: Okay.

21 SECRETARY STACY: So let me -- Dave Evans.

22 MR. EVANS: Yes.

23 SECRETARY STACY: Clara.

24 MS. PARGEON: Yes.

1 SECRETARY STACY: Me, Deb Stacy, yes.

2 And John.

3 CHAIRPERSON TIMMERMAN: Yes.

4 SECRETARY STACY: Okay. And that passed.

5 MS. LAND: And the time. You have mark the
6 time. It's 7:08.

7 - - -

8 And, thereupon, the Allen Township Zoning
9 Commission held an Executive Session.

10 - - -

11 CHAIRPERSON TIMMERMAN: Hey, guys. We're
12 going to resume the meeting.

13 MS. LAND: Quite, please. Stop talking,
14 everybody. You've got to be quiet during the meeting.

15 SECRETARY STACY: Okay. At 7:45.

16 MS. LAND: I have 7:41.

17 SECRETARY STACY: 7:41.

18 CHAIRPERSON TIMMERMAN: So you need to move
19 to --

20 MS. LAND: You need a motion to come out of
21 Executive Session at 7:41. No immediate action to be
22 taken.

23 CHAIRPERSON TIMMERMAN: I move to come out
24 of Executive Session at 7:41 with no immediate action

1 taken.

2 SECRETARY STACY: Okay.

3 MR. EVANS: I'll second it.

4 SECRETARY STACY: Dave seconded.

5 MS. LAND: You don't need a roll call.

6 SECRETARY STACY: I don't. Do I need to
7 just --

8 MS. LAND: Just a vote.

9 SECRETARY STACY: All in favor, say "Aye."

10 (Vote taken.)

11 SECRETARY STACY: It passed.

12 CHAIRPERSON TIMMERMAN: Okay.

13 MS. LAND: Do you have anything else you
14 guys need to cover while we're still in session?
15 Because you're back in regular session once you come
16 out.

17 CHAIRPERSON TIMMERMAN: Right.

18 MS. LAND: Remember, Monday, there is no
19 meeting. We are having your next meeting on the 9th.

20 SECRETARY STACY: Yes.

21 MS. LAND: I have some homework to do, and
22 I'll have some of this stuff -- giving me a day off
23 here so I'll be able to get it all collated together
24 for you by Thursday and I'll have it for you then.

1 CHAIRPERSON TIMMERMAN: Yeah. I think for
2 everybody here watching, the next meeting we'll
3 probably be wrapping this up and getting into Wind.

4 MS. LAND: Yeah. You'll want to do the --
5 was it principal use for Solar?

6 CHAIRPERSON TIMMERMAN: For Solar?

7 MS. LAND: Yeah. And I'm going to work on
8 that and give you something to discuss. And, then,
9 you do Wind.

10 CHAIRPERSON TIMMERMAN: Okay.

11 MS. LAND: Wind is pretty anemic in here, so
12 I'll try to, if I have a chance, take the Solar stuff
13 and convert it into what it would be in Wind language
14 so you have something to discuss and start picking
15 apart. Not necessarily to use, but it's always good
16 to have that skeleton to start adding to or
17 subtracting from.

18 CHAIRPERSON TIMMERMAN: Yeah.

19 SECRETARY STACY: All right. So can we
20 entertain a motion to adjourn?

21 CHAIRPERSON TIMMERMAN: Anybody have
22 anything last minute? We good?

23 MS. PARGEON: I make a motion we adjourn.

24 SECRETARY STACY: Clara. Second?

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MR. EVANS: I second.

SECRETARY STACY: Dave.

Everyone say "Yes," if you agree.

(Vote taken.)

SECRETARY STACY: Motion passed.

- - -

And, thereupon, the proceedings were
concluded at 7:44 p.m.

- - -

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