

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

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14 SUSAN L. COOTS, RPR
15 REGISTERED PROFESSIONAL REPORTER

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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 - - -

1 THURSDAY EVENING SESSION
2 May 9, 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 9th 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're going to call
14 the meeting to order. Do some roll call.

15 Dave Evans.

16 MR. EVANS: Here.

17 CHAIRPERSON TIMMERMAN: Clara Pargeon.

18 MS. PARGEON: Here.

19 CHAIRPERSON TIMMERMAN: Darrin Rehus.

20 VICE CHAIRPERSON REHUS: Here.

21 CHAIRPERSON TIMMERMAN: Deb Stacy.

22 SECRETARY STACY: Here.

23 CHAIRPERSON TIMMERMAN: John Timmerman,
24 here.

Minutes.

1 SECRETARY STACY: Okay. Minutes. Allen
2 Township Zoning Commission, May 2nd, 2024.

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

5 Deb Stacy, Allen Township Zoning Commission
6 Secretary, read the April 29th, 2024, minutes.

7 Motion 24-04-19M. Clara Pargeon moved to
8 approve the Allen Township Zoning Commission minutes
9 from the April 29th, 2004 meeting. Dave Evans moved
10 to second the motion. Motion passed.

11 The Allen Township Zoning Commission
12 discussed solar energy. Matt from Hancock County
13 Regional Planning provided information on solar
14 energy. He also added input for a section on solar
15 energy from Washington Township's Zoning Resolution.

16 Items included in the discussion included
17 Accessory Use, Primary Use, lot coverage by solar
18 panels, height of solar panels, roof/structure-mounted
19 Solar Energy Systems, and the amount of energy
20 generated per a given size of an installation.

21 John Timmerman, Allen Township Zoning
22 Commission Chairman, asked for input from guests
23 several times during the meeting. Numerous responses
24 were given back to the commission.

1 The next Zoning Commission meeting will be
2 on May 9th at 5:00.

3 Topics will include solar and wind energy,
4 in addition to the growth of nonconforming uses.

5 Motion 24-04-20M. John Timmerman moved to
6 enter into Executive Session for the discussion of
7 litigation against the Zoning Commission. Dave Evans
8 seconded the motion. On roll call vote, the members
9 voted to enter into Executive Session.

10 Dave Evans, yes. Clara Pargeon, yes. Deb
11 Stacy, yes. John Timmerman, yes. Motion passed, and
12 the Zoning Commission went into Executive Session at
13 7:08 p.m.

14 Motion 24-04-21M. John Timmerman moved to
15 leave Executive Session and return to the regular
16 meeting with no action taken at 7:41 p.m. Dave Evans
17 seconded the motion. Motion passed.

18 Motion 24-04-22M. Clara Pargeon moved to
19 adjourn the meeting. Dave Evans seconded the motion.
20 Motion passed.

21 Can I have a motion to approve the minutes?

22 CHAIRPERSON TIMMERMAN: I move to accept the
23 minutes.

24 SECRETARY STACY: Okay. There's John.

1 Clara, I saw your hand.

2 MS. PARGEON: Yes.

3 SECRETARY STACY: Everyone in favor of that,
4 say "Aye."

5 (Vote taken.)

6 SECRETARY STACY: Motion passed.

7 And you're signing.

8 CHAIRPERSON TIMMERMAN: All right. So last
9 time, we were looking at Solar. I feel like we got
10 through pretty well the Accessory Use and we were into
11 Primary Use. Is that how everybody else remembers it?

12 MS. PARGEON: Yeah.

13 CHAIRPERSON TIMMERMAN: I did a little
14 research on the 10 kilowatts. I've got to find a
15 picture of that.

16 How large is 10-kilowatt solar system? Did
17 a quick Google search. It says it's between 440 and
18 475 square feet of roof space. So that's for to
19 10 kilowatts, which was the limit for Residential --
20 or not residential, but Accessory Use or a small solar
21 system. So that's, like, way less than an eighth of
22 an acre even, and we allotted a half of an acre.

23 SECRETARY STACY: We can revisit that.

24 CHAIRPERSON TIMMERMAN: Yeah.

1 MS. LAND: What was that number?

2 CHAIRPERSON TIMMERMAN: 440 to 475 square
3 feet.

4 MS. LAND: That's to produce 10?

5 CHAIRPERSON TIMMERMAN: To produce
6 10 kilowatts. And then it says that 10 kilowatts is
7 enough to power an average 2,000-square-foot home.
8 I don't know if we can up that at all or -- I feel
9 like most people feel like 2,000 is an average-size
10 home at this point.

11 SECRETARY STACY: Uh-huh.

12 CHAIRPERSON TIMMERMAN: So I don't know
13 whether we want to go up to like 15 or anything crazy
14 like that, but just throwing it out there as an idea.

15 MS. LAND: Especially when you have a better
16 grasp on how much space is being used. 2,000 is an
17 average-size home, but there are many that are a lot
18 bigger than that.

19 CHAIRPERSON TIMMERMAN: Right.

20 MS. LAND: So especially when they're able
21 to build out with a lot of room around them, they're
22 more likely to be big houses.

23 CHAIRPERSON TIMMERMAN: Right. So I'd
24 probably go up to 15,000 then.

1 MS. LAND: 15 kilowatts?

2 CHAIRPERSON TIMMERMAN: Yeah.

3 SECRETARY STACY: Some of the information
4 I was looking at was, basically, pretty much any given
5 home, you have enough roof space for enough panels to
6 power that home. So, obviously, a larger home is
7 going to have more roof area covered. So whether it's
8 a smaller home or larger home, there's enough on the
9 roof to power that home.

10 MS. LAND: But if you limit it to 10, it
11 doesn't matter how much room they have; they could
12 only do 10.

13 SECRETARY STACY: True. We were talking 10,
14 15.

15 CHAIRPERSON TIMMERMAN: Yeah. I think --
16 well, 10 or 12, or 10 or 15, or whatever number you
17 choose, I think there's adequate room on most houses
18 to put 15 kilowatts up there.

19 MS. LAND: Okay.

20 CHAIRPERSON TIMMERMAN: So I don't know
21 whether you can say it has to be roof-mounted. I
22 don't know if we want to say it has to be
23 roof-mounted.

24 MR. EVANS: Because part of it might have to

1 do with, like, the aesthetics. Let's say the south
2 side of your house is facing the road, you don't want
3 to have the panels on the front.

4 CHAIRPERSON TIMMERMAN: Sure. That's fair.

5 MR. EVANS: You've got an option.

6 CHAIRPERSON TIMMERMAN: I don't disagree.

7 SECRETARY STACY: Huh-uh.

8 CHAIRPERSON TIMMERMAN: I think most people,
9 in general, aside from the south-facing whatever,
10 would prefer to roof mount it. I think it looks
11 better typically. But -- so...

12 MS. LAND: Are we all working off the same
13 document?

14 VICE CHAIRPERSON REHUS: I'm not sure where
15 we are.

16 CHAIRPERSON TIMMERMAN: Washington Township
17 was the -- mine says "Draft." It's not Washington.

18 MS. LAND: I think "Draft" is -- yeah, we've
19 got the same one.

20 VICE CHAIRPERSON REHUS: The one you gave
21 me.

22 MS. PARGEON: Section 21.

23 CHAIRPERSON TIMMERMAN: Is it Section 21,
24 Solar Energy?

1 MR. EVANS: 21.

2 CHAIRPERSON TIMMERMAN: At the top it says
3 General Provisions, Section 21.

4 VICE CHAIRPERSON REHUS: Oh, okay.

5 MS. LAND: Wait a minute. This one?

6 MS. PARGEON: There's two of them.

7 SECRETARY STACY: There's two --

8 MS. LAND: No, that's not it.

9 SECRETARY STACY: There's are two that are
10 Washington.

11 MR. EVANS: I wrote Washington Township on
12 it. That's the one I've been using.

13 MS. LAND: Okay. That's not the one --

14 CHAIRPERSON TIMMERMAN: They read the same.

15 MS. LAND: As long as they read the same.

16 SECRETARY STACY: They are the same. One
17 has Wind on it; the other one does not have Wind. So
18 it's the same document.

19 MS. LAND: Okay. Then we're fine.

20 CHAIRPERSON TIMMERMAN: So some things
21 with -- going along with doing some research, I said,
22 for R-1, do we want to say that it has to be
23 roof-mounted, and the fact that you're in smaller
24 lots. You know, I don't know whether they have room

1 to do, you know, ground-mounted. But it's just a
2 thought. I don't know if anybody agrees or disagrees.
3 I don't know if I'm 100 percent set on it. Just a
4 talking point more than anything.

5 MS. PARGEON: Well, if you have it that it's
6 on the roof, that way they still have space for their
7 yard --

8 SECRETARY STACY: Right.

9 MS. PARGEON: -- instead of having solar
10 panels there.

11 CHAIRPERSON TIMMERMAN: Again, I think most
12 people are going to just choose to go roof-mounted.
13 I don't know whether you have to create a rule saying
14 it has to be. But it was just -- I agree. I don't
15 think people are going to take up their yard too
16 quickly if they don't have much yard.

17 MS. PARGEON: Yeah.

18 MR. EVANS: I think we have provisions in
19 place if it is in the yard, they can't go over so tall
20 and that sort of thing.

21 CHAIRPERSON TIMMERMAN: Right. So maybe let
22 it go?

23 MR. EVANS: I mean, I'm just --

24 CHAIRPERSON TIMMERMAN: It's their yard.

1 MR. EVANS: -- thinking, if they want to
2 produce enough electricity for themselves --

3 CHAIRPERSON TIMMERMAN: Yeah.

4 MR. EVANS: -- and the only way they can do
5 it good is in the backyard, I don't know. That's just
6 my thoughts.

7 CHAIRPERSON TIMMERMAN: Okay. I don't
8 necessarily think it has to be that. I was --

9 MR. EVANS: Right.

10 CHAIRPERSON TIMMERMAN: -- a talking point.
11 What did we decide on setbacks? On
12 Washington, it says 10 feet from the nearest property
13 line and I didn't cross it out. So I'm inclined to
14 think we left it at 10?

15 MS. PARGEON: Yes.

16 SECRETARY STACY: That's fairly close.

17 CHAIRPERSON TIMMERMAN: I think that's
18 pretty close. And I think that our setbacks on
19 Page 34 for Residential is 12 feet for, like, any
20 structure, and, then, in A-1 it would be 20 feet.

21 I think that probably -- just building a
22 little space from your neighbors on that is not a bad
23 thing to just follow those same setback regulations.

24 SECRETARY STACY: Uh-huh. I agree.

1 CHAIRPERSON TIMMERMAN: Based on that 440
2 square feet to 470, I rounded it up to 500 and then
3 doubled it. I think maybe 1,000 square feet is
4 sufficient. I don't know why they would go -- if
5 they're limited by the 15 kilowatts, I don't know why
6 they would ever exceed that anyway.

7 Cindy, are we moving all over the place, or
8 are you doing okay?

9 MS. LAND: No, I'm getting it figured out.
10 I wanted to make sure I have the same.

11 CHAIRPERSON TIMMERMAN: Okay.

12 MS. LAND: I have to edit these later. I
13 can't remember --

14 CHAIRPERSON TIMMERMAN: I know. That's why
15 I can pause if you need me to.

16 MS. LAND: I was doing editing this
17 afternoon. There are a couple of places that I've
18 gone (indicating), and I've just put yellow highlight
19 on them because I can't remember or figure out what
20 I was supposed to be doing there, so we can revisit
21 them, or the things that we never quite settled, a
22 couple of things.

23 CHAIRPERSON TIMMERMAN: Yeah.

24 MS. LAND: I don't want to have to do that

1 very often, though.

2 CHAIRPERSON TIMMERMAN: Right.

3 MS. LAND: I'm good now. Go ahead. Just
4 listening.

5 CHAIRPERSON TIMMERMAN: Did we settle on,
6 like, the district setbacks? Does everyone like that
7 idea from the property lines?

8 MR. EVANS: You're talking about the
9 10-foot?

10 CHAIRPERSON TIMMERMAN: Instead of 10-foot.

11 SECRETARY STACY: To move that to 20?

12 CHAIRPERSON TIMMERMAN: For it A-1. In
13 R-1, it would be -- I think it's 12, as I recall.
14 And 12 is from the side yard, but you'd have a
15 different setback from the back, as I recall.

16 VICE CHAIRPERSON REHUS: What was R-2?

17 CHAIRPERSON TIMMERMAN: We don't have an
18 R-2 anymore.

19 VICE CHAIRPERSON REHUS: Oh, that's right.

20 MS. LAND: You're looking at subparagraph D,
21 right?

22 SECRETARY STACY: Uh-huh.

23 MS. LAND: Or 4?

24 CHAIRPERSON TIMMERMAN: No. 4-D, I think.

1 Yeah.

2 MS. LAND: So how do you want it to read
3 then?

4 CHAIRPERSON TIMMERMAN: I would follow the
5 same setbacks that we have on that Page 34, the Area
6 in Bulk.

7 MS. LAND: Some of the things in there, they
8 indicate that side yards can be used for parking and
9 such. Do you want to -- like, for multi-family and
10 some of the business things. Are you okay if these
11 are in the side yard setbacks? We have clearly they
12 can't be in the front yards, but are side yards okay?

13 MS. PARGEON: If they are big enough.

14 SECRETARY STACY: Does it really lend itself
15 to the use of a multi-family units -- I mean --

16 CHAIRPERSON TIMMERMAN: I have no idea on
17 that.

18 SECRETARY STACY: Well --

19 CHAIRPERSON TIMMERMAN: Multi-family units,
20 you're saying to have solar?

21 SECRETARY STACY: Right. I question --

22 MS. LAND: That it's going to be that big of
23 a deal.

24 SECRETARY STACY: Yeah. I mean, I -- yeah.

1 MS. LAND: Businesses, though. The Business
2 Districts, they specifically say they can have stuff
3 in their setbacks. Do we want to identify that things
4 can't be in their setback in the front? Definitely,
5 we have that in there.

6 SECRETARY STACY: Right.

7 MS. LAND: Do we want to have them not have
8 it in their setbacks on sides? Only in the back?

9 CHAIRPERSON TIMMERMAN: For solar, you're
10 saying?

11 MS. LAND: Yeah.

12 CHAIRPERSON TIMMERMAN: I think probably.

13 MS. PARGEON: Agree. Leave it in the back.

14 CHAIRPERSON TIMMERMAN: I think, in general,
15 people's side yards aren't that huge that you're going
16 to have -- that it's going to look nice there.

17 SECRETARY STACY: Right.

18 MS. LAND: Okay.

19 CHAIRPERSON TIMMERMAN: The next line,
20 Cindy, says "Shall not exceed a half of an acre."

21 MS. LAND: Uh-huh.

22 CHAIRPERSON TIMMERMAN: Again, that's where
23 I -- that's huge compared to what they need to be.
24 So I think -- I mean, again, 500 square feet is

1 roughly what's needed for 10 kilowatts. If we go up
2 to 15 kilowatts, you're at 750.

3 MS. LAND: In a quarter acre how many square
4 feet?

5 CHAIRPERSON TIMMERMAN: This is way less
6 than an acre.

7 MR. EVANS: A little over 10,000 square
8 feet.

9 MS. LAND: Oh, wow.

10 MR. EVANS: An acre is 43,000.

11 CHAIRPERSON TIMMERMAN: So you like a tenth
12 of a quarter of an acre. So it's small that's needed.

13 MS. LAND: This is going to sound like a
14 stupid question and it definitely comes from being
15 uneducated about this, that's why I'm asking it.

16 When we look at the area that they need, are
17 they always clumped together, or can they have panels
18 that are more spread out? Like, if they have a
19 tree -- an area that's sort of got foliage that they
20 want to put chunks in places and have them all
21 connected together? Do they have to be all together?
22 I wouldn't think so.

23 CHAIRPERSON TIMMERMAN: I wouldn't think
24 they'd have to be.

1 MS. LAND: So if we compact it down into too
2 small a space, then we're going to have our zoning
3 inspector trying to figure out if -- you know, how
4 many -- the space, add this space, and add this space
5 and see if they've gone over.

6 If you just sort of go by a smaller space
7 than a half acre, for sure, but, then, also the
8 maximum amount that they can have for output, I think
9 it will solve itself.

10 Even though, you know, they may be able to
11 use a lot more -- they have a lot more space left to
12 use, but they can't produce any more out of it so they
13 won't use it. Does that make sense? Both it's a
14 check and a balance on each other.

15 MS. PARGEON: Yes, it does make sense.

16 CHAIRPERSON TIMMERMAN: To have -- to not --
17 say that again.

18 MS. LAND: Since they have a quarter acre,
19 but they can't produce more than 10 or 15 kilowatts,
20 that will limit how much that quarter acre they're
21 going to cover. But it would also give them the
22 ability to spread out on their quarter acre, if they
23 need to, without having our zoning inspector have to
24 get pretty worried about, well, this took this many

1 square feet, and this took this many square feet, add
2 them all together. That's just a recipe for somebody
3 to have a disagreement about what the calculations
4 are.

5 MR. EVANS: That makes sense, I think.

6 MS. LAND: I think if you have that limit of
7 15 kilowatts, they're not going to be able to fill up
8 a quarter acre, even if they can't be more than a
9 quarter acre.

10 CHAIRPERSON TIMMERMAN: How do you -- I'm
11 looking at this from the -- because this will come up
12 again when we go to Primary Use. How do we
13 regulate -- who's actually going out there and
14 monitoring that they only have however many kilowatts?
15 It would be a lot easier to monitor acreage at that
16 point.

17 MS. LAND: Good point.

18 SECRETARY STACY: Uh-huh. Yes.

19 MS. LAND: Okay.

20 CHAIRPERSON TIMMERMAN: So, similarly, here,
21 I think it's important to probably have a physical
22 size as well.

23 MS. LAND: Okay.

24 CHAIRPERSON TIMMERMAN: Because it's going

1 to come up next.

2 SECRETARY STACY: Uh-huh.

3 MS. LAND: So a quarter acre is obviously
4 too much.

5 CHAIRPERSON TIMMERMAN: And eighth of an
6 acre is over 5,000 square feet. We only need, like,
7 750 square feet.

8 MS. LAND: So instead of saying it in
9 portions of acres, do you want to say how many square
10 feet can be used? Because we do use the square foot
11 measurements for how much lot coverage can be used in
12 the size of floor plans.

13 MS. PARGEON: Yeah. That would work a lot
14 better.

15 MR. EVANS: Since we're getting it small.

16 CHAIRPERSON TIMMERMAN: Yeah.

17 SECRETARY STACY: Uh-huh. Yeah.

18 MS. PARGEON: Go with the smaller.

19 CHAIRPERSON TIMMERMAN: That would be simple
20 enough.

21 MR. EVANS: So in No. 5, change that to so
22 many square feet?

23 CHAIRPERSON TIMMERMAN: I think so.

24 MR. EVANS: How many -- what were you

1 thinking? Were we thinking 15,000 kilowatts?

2 CHAIRPERSON TIMMERMAN: Well, 15,000 --
3 15 kilowatts would be roughly 750 square feet. So if
4 you go up to 1,000 square feet, that covers it. And
5 I don't know, for some reason anybody wants to go a
6 little bit higher than that, but --

7 MR. EVANS: So maybe change it to 1,000?

8 CHAIRPERSON TIMMERMAN: According to my
9 Google search, that covers it.

10 MS. PARGEON: Yeah, that should be plenty.
11 That should be plenty.

12 CHAIRPERSON TIMMERMAN: Go with that then?

13 SECRETARY STACY: Uh-huh.

14 MR. EVANS: That's enough for 20 kilowatts.

15 CHAIRPERSON TIMMERMAN: Right. Should they
16 be required to screen around that?

17 MS. PARGEON: A fence of some kind.

18 MS. LAND: Maybe. But screening that will
19 obliterate the view could obliterate the sun, which --

20 CHAIRPERSON TIMMERMAN: I know.

21 MS. LAND: -- could be counterproductive.

22 CHAIRPERSON TIMMERMAN: I know. Well, their
23 screening is allowed to be up to, what, 2 feet off the
24 property line. These have to be 20 feet back, so the

1 sun should clear the -- I don't -- I get your point.

2 MS. LAND: Yeah. Just -- we just have to be
3 careful that whatever you put in doesn't make it so
4 that it makes them non-capable of putting them in.
5 Then you'll have a challenge because what you've set
6 up makes it impossible.

7 You know, it makes some good sense, they can
8 be that -- 2 feet off the line with their fence. They
9 have to be 20 feet back, it shouldn't be a problem.

10 Do you want to have fences? Do you want to
11 just require screening, and, then, we have a
12 definition of screening that can be foliage. It can
13 be bushes, trees, pine trees.

14 CHAIRPERSON TIMMERMAN: I think if you ask
15 your neighbor, your neighbor would prefer bushes, and
16 whatnot, to block the view.

17 SECRETARY STACY: I do, too, for screening.

18 MS. LAND: Okay. Where do you want to put
19 that? Want another paragraph on there?

20 CHAIRPERSON TIMMERMAN: Yeah, I think so.
21 And I think it would have to go with
22 ground/pole-mounted, because if they put them on their
23 roof, they don't need screening.

24 MS. LAND: Right. That would get tricky.

1 Okay.

2 CHAIRPERSON TIMMERMAN: I wrote down,
3 "cannot cross property lines." And I know you brought
4 up, if somebody has an outbuilding on one property, is
5 that where you would have a variance possibly? Where
6 did we end up on that? What was the deciding factor?

7 MS. LAND: I don't know that we had a
8 deciding factor on that. We were just discussing the
9 fact that it could be -- if somebody wants to power
10 all of their buildings with solar, their house and
11 their garage or barn or shop, or something, and they
12 are on different parcels, is that going to be
13 permitted?

14 CHAIRPERSON TIMMERMAN: Would that be a
15 variance option at that point?

16 MS. LAND: No.

17 CHAIRPERSON TIMMERMAN: No.

18 MS. LAND: Because there are specific rules
19 for it, and it's not something that -- the only way it
20 could be a variance is if, when zoning goes in, it
21 already exists that they are two separate parcels.

22 If they come along and they set it up and
23 put it on two separate parcels, they've created their
24 own problem. That's not something you can get a

1 variance for. You only get a variance if it's out of
2 your control, the hardship.

3 CHAIRPERSON TIMMERMAN: Okay.

4 MS. LAND: So --

5 CHAIRPERSON TIMMERMAN: I guess where my
6 question was going --

7 MS. LAND: -- we could put it under
8 Conditional Use, but they have to come then and get a
9 Conditional Use to have it on another parcel, more
10 than one. Then it comes before you guys. They
11 explain the situation, and you can decide, instead of
12 going to the BZA as a variance.

13 Now, it would go as a variance, probably, if
14 you don't put anything in here about Conditional Use,
15 the situation where it already exists that they have
16 two parcels, then it would go to the BZA as a
17 variance.

18 CHAIRPERSON TIMMERMAN: Okay.

19 MS. LAND: But if you put it in as a
20 Conditional Use, whether it existed before or not,
21 would still come before you and be treated the same
22 way as a Conditional Use. So this way we won't end up
23 with two different boards looking at this one system.
24 It will always come to this board; the commission who

1 is writing the policies.

2 Want to make it a Conditional Use?

3 CHAIRPERSON TIMMERMAN: I think so.

4 MS. LAND: Where did we have -- where is
5 that?

6 CHAIRPERSON TIMMERMAN: I don't know that it
7 says in the Conditional Use stuff on this. Oh,
8 No. 1 says "Solar Energy System may be conditionally
9 permitted in all zoning districts."

10 MS. LAND: Where does it say about the
11 single lot, though?

12 CHAIRPERSON TIMMERMAN: I don't know that it
13 did. Maybe that was something we were discussing,
14 possibly.

15 MS. LAND: If it's not actually in here
16 already, or we haven't added it that says it has to be
17 on one parcel or one lot, then the Conditional Use
18 will already pick up anything that anybody comes in
19 and wants one, then you will be able to look and see
20 if they are building their own little country out
21 there, or if they really are just looking at their own
22 outbuildings. You know, you don't really want a
23 compound developing with solar and all that.

24 CHAIRPERSON TIMMERMAN: Okay. So any time

1 somebody wants to put one in, since it's -- everything
2 is conditionally permitted. If anybody wants to put
3 one in, they have to come to the board is what you're
4 saying?

5 MS. LAND: It's a Conditional Use. Yeah.

6 CHAIRPERSON TIMMERMAN: Okay. Last thing
7 I had for Accessory Use, like, if a business wanted to
8 put in solar panels, that's an Accessory Use still?

9 MS. LAND: Is it for their building?

10 CHAIRPERSON TIMMERMAN: For their facility,
11 I guess.

12 MS. LAND: I think it is. Yeah. But it's
13 theirs, and they run it; not somebody else running it
14 for them.

15 CHAIRPERSON TIMMERMAN: Right.

16 MS. LAND: That would be a Non-Accessory
17 Use.

18 CHAIRPERSON TIMMERMAN: If they own it and
19 they are operating it, it's theirs, it's an Accessory
20 Use. And, then, they would play by these same rules.
21 So this isn't strictly residential. This is
22 accessory.

23 MS. LAND: It's accessory to the building.
24 And being accessory, I guess, we're going to have

1 to -- the definition of Accessory. We'll have to --
2 yeah. Definitions of Accessory and Principal Solar,
3 we may want to clarify in there that the Accessory Use
4 is part of -- belongs to and is operated by the
5 property owner.

6 CHAIRPERSON TIMMERMAN: Yeah. That's
7 everything I had for Accessory Use.

8 SECRETARY STACY: It was helpful.

9 CHAIRPERSON TIMMERMAN: What's that?

10 SECRETARY STACY: It was helpful.

11 MS. LAND: Did you want to leave that the
12 non-functioning equipment has to be gone by 12 months?
13 Do you want to have a 12-month period? I think that
14 was something that was discussed, the longer, shorter.

15 How long does it take for them to become --
16 for solar panels to become dangerous if they are
17 sitting there? If they sit for a year, do they start
18 to deteriorate to the point where they have issues?
19 Do they need to be removed quicker than that?

20 CHAIRPERSON TIMMERMAN: It depends why
21 they're not functioning, you know. You know, like,
22 I mean, if they get hit by a bunch of hail or a car
23 runs into them, I assume there's something in them
24 that you don't want leaking on the ground for a year.

1 SECRETARY STACY: 12 months is, I think, too
2 long.

3 CHAIRPERSON TIMMERMAN: Yeah.

4 MR. EVANS: It is, especially if something
5 is leaking.

6 SECRETARY STACY: Yes.

7 MR. EVANS: It almost seems like that's
8 something the EPA would almost be involved in if there
9 is a dangerous chemical.

10 CHAIRPERSON TIMMERMAN: No, they won't.
11 I mean, in reality, if it's leaking in your backyard,
12 when's the last time the EPA stopped by your house?

13 MS. LAND: That's a double-edge sword. You
14 don't really want them stopping by your house.

15 MS. PARGEON: We had discussed the other
16 time that every other year, check on it.

17 CHAIRPERSON TIMMERMAN: That would be a
18 check-in to see if it is functioning.

19 MS. PARGEON: Yeah. Right.

20 CHAIRPERSON TIMMERMAN: But, I think, if
21 it's obvious they're not functioning.

22 MR. EVANS: Something's leaking.

23 MS. PARGEON: Get rid of it, yeah. For
24 safety issues.

1 MS. LAND: How quickly would we require them
2 to get rid of it? If we find out it's not functioning
3 in January, the chances of being able to pull them and
4 get them out of there are probably slim --

5 CHAIRPERSON TIMMERMAN: Right.

6 MS. LAND: -- until like March, right?

7 SECRETARY STACY: Right.

8 MR. EVANS: Or maybe something needs to be
9 put in there, if it's a dangerous situation where
10 something's leaking in the ground --

11 MS. PARGEON: It would have to go quick.

12 MR. EVANS: -- it almost has to be almost
13 immediate. I mean, at least to stop the leaking of
14 contaminants in the ground.

15 CHAIRPERSON TIMMERMAN: Right.

16 SECRETARY STACY: So the other -- the
17 Delaware Resolution, it makes reference, "may stay in
18 no longer than three months following abandonment."
19 So when it ceases transmission is 30 days -- 30
20 consecutive days. So I think those are a little
21 more --

22 MS. PARGEON: That would be the better one
23 to go with.

24 SECRETARY STACY: Makes more sense.

1 MS. LAND: So do you want to drop that from
2 12 to something smaller then?

3 CHAIRPERSON TIMMERMAN: I would. I'd drop
4 it to three months.

5 SECRETARY STACY: Three months.

6 CHAIRPERSON TIMMERMAN: I don't know if you
7 can put in, if there's a known leak, sooner. I don't
8 know what kind of --

9 MS. LAND: I'm not sure. We're going to
10 have to have somebody, then, who is qualified to
11 determine that.

12 CHAIRPERSON TIMMERMAN: Exactly.

13 MS. LAND: Is your zoning inspector going to
14 be somebody who is comfortable saying, That's a
15 hazardous chemical leaking out of there, or that's
16 water running off. I'm not sure how would you enforce
17 that, is my concern.

18 CHAIRPERSON TIMMERMAN: Right. I think --

19 SECRETARY STACY: I think three months.

20 CHAIRPERSON TIMMERMAN: I think the way you
21 would enforce it, if you would enforce it, is if there
22 was obviously damage to the solar panels, you would
23 have to do, like, a soil sample test or something.

24 MS. LAND: Or just, if they -- you know,

1 they have three months to get rid of them, but there's
2 nothing that says we can't immediately report them to
3 the health department and the EPA to say, Check on
4 this and see if there's a problem there. Because they
5 have to do that then. They have to make the test.

6 So I don't think we need to have that in
7 here. That's just policy that, when we see something
8 that looks like damage -- and that's something a
9 zoning inspector will do. If they are -- zoning
10 inspectors, a lot of them, sort of cruise around, look
11 and see what's going on to see if people are building
12 things nobody told them about.

13 And, occasionally, they'll see tarry stuff
14 in a ditch, then, they know that somebody's septic
15 system has failed. They can call the health
16 department and say, We've got a problem in a ditch
17 here. Come test places to find, and make the
18 complaint. It's really you get a boots-on-the-ground
19 person, sort of like Tony does for the trustees.

20 CHAIRPERSON TIMMERMAN: Right.

21 MS. LAND: You know, it be one more person
22 doing that.

23 CHAIRPERSON TIMMERMAN: Yeah. Okay.

24 Anybody have anything else for Accessory

1 Use?

2 MR. EVANS: We have a definition of
3 Accessory Solar Energy System on Page 2. Do we need
4 to up that then where it says 10 kilowatts?

5 CHAIRPERSON TIMMERMAN: That would have to
6 be updated then.

7 MR. EVANS: So do you want to that change
8 that to 20?

9 CHAIRPERSON TIMMERMAN: I would go to 15.

10 MR. EVANS: Okay.

11 CHAIRPERSON TIMMERMAN: If 10 was good for a
12 2,000-square-foot house, 15 should be good for a
13 3000-square-foot house.

14 MR. EVANS: You want to just change that to
15 15?

16 CHAIRPERSON TIMMERMAN: That's what I would
17 recommend.

18 SECRETARY STACY: What page are you on?

19 MR. EVANS: It's 2 on the one I've got.

20 CHAIRPERSON TIMMERMAN: Definitions.

21 SECRETARY STACY: Oh, the Definitions.

22 MR. EVANS: Accessory Solar Energy System.

23 CHAIRPERSON TIMMERMAN: It's got 10.

24 SECRETARY STACY: Change it to 15.

1 MR. EVANS: Here's where we're talking
2 about. This is that second -- it's the second page.
3 There you go. 10 to 15.

4 CHAIRPERSON TIMMERMAN: And I did not --

5 MS. LAND: And we're going to take
6 everything out after the "for electricity" in parens?
7 Is that what we're doing?

8 CHAIRPERSON TIMMERMAN: Where are you at
9 again? Still in Accessory Use?

10 MS. LAND: Yes. Down to "...a system." So
11 we would take out "...related storage volume of less
12 than or equal to 240 gallons, or has a collector area
13 of less than or equal to 1,000 square feet for
14 thermal, as intended for primary -- to primarily
15 reduce on-site consumption of utility power."

16 I think --

17 CHAIRPERSON TIMMERMAN: Are we removing it
18 because we don't understand it? Is that the
19 mentality?

20 MS. LAND: A little because I just don't
21 think it applies to solar stuff. I think it applies
22 to some other things.

23 CHAIRPERSON TIMMERMAN: Okay. I guess my
24 thought is, just in case it's something we don't know,

1 are we wrong in leaving it in there?

2 MS. LAND: Well, you can be. Yeah.

3 CHAIRPERSON TIMMERMAN: You can be wrong in
4 leaving it in there?

5 MS. LAND: Uh-huh. See, the Delaware one is
6 not written with -- which came from the template that
7 was developed by environmental attorneys for the Ohio
8 Township Trustee Association.

9 This one that we're using for Washington
10 Township was developed by Regional Planning.

11 CHAIRPERSON TIMMERMAN: Okay.

12 MS. LAND: I mean, Matt sat here and said,
13 I'm not an expert in this.

14 SECRETARY STACY: Right.

15 MS. LAND: So I'm a little worried that they
16 put things together that they found without knowing
17 for sure how they fit together either, which worries
18 me just a little bit on some of these things that
19 nobody can explain because the bottom line is you have
20 to be able to explain them. You have to know what
21 they mean and why they apply. If we can't get to
22 that, we shouldn't have that in there as a Resolution.

23 CHAIRPERSON TIMMERMAN: That's fine. It
24 would still be regulated at 15 kilowatts and

1 1,000 square feet?

2 MS. LAND: Uh-huh.

3 MR. EVANS: So we're questioning what that
4 240 gallons is?

5 CHAIRPERSON TIMMERMAN: We don't even know
6 what it means.

7 MR. EVANS: Part of me -- I mean, I don't
8 know what it means, but I kind wonder if it's solar
9 water heating.

10 MS. LAND: And hydro.

11 MR. EVANS: Like, in Florida, they heat pool
12 water on their roofs.

13 MS. LAND: We have an input there.

14 CHAIRPERSON TIMMERMAN: Do you know what it
15 is?

16 FROM THE FLOOR: I'm not 100 percent, but
17 you might want to relate it to geothermal because
18 there's directional boring that they do for those
19 lines, so it's 3 feet down and all horizontally. So
20 you have to think about it that way. It isn't going
21 to hit anything.

22 CHAIRPERSON TIMMERMAN: It's not solar at
23 that point, thought. It's --

24 FROM THE FLOOR: You can still heat water

1 from the sun through those lines.

2 CHAIRPERSON TIMMERMAN: Underground?

3 FROM THE FLOOR: Uh-huh.

4 CHAIRPERSON TIMMERMAN: That seems --

5 FROM THE FLOOR: It will heat the water and
6 it will circulate. That's why there's the GPM,
7 gallons per minute.

8 CHAIRPERSON TIMMERMAN: Okay.

9 FROM THE FLOOR: If you want to look into it
10 more.

11 MS. LAND: I think they probably took some
12 of this stuff from alternative methods and maybe
13 tagged some things in that we weren't really planning
14 to put in.

15 We don't have anything in the House Bill 52
16 that said that you guys had the ability to regulate
17 geothermal or any -- only Wind and Solar. So I'm --

18 SECRETARY STACY: Right.

19 MS. LAND: -- not as comfortable with this
20 one.

21 CHAIRPERSON TIMMERMAN: Okay.

22 MS. LAND: So --

23 CHAIRPERSON TIMMERMAN: How hard -- let's
24 pretend someone wants to put it in later. How hard is

1 it to add that later?

2 MS. LAND: We don't have the authority to
3 add it. You don't have to authority to regulate it.
4 You only have the authority to do what statute has
5 given you specific authority to do. And statute has
6 specifically said you have the authority to regulate,
7 through zoning, Wind and Solar under the certain
8 thresholds that are set there.

9 CHAIRPERSON TIMMERMAN: I'm saying what if
10 there is a solar panel that you're using the sun to
11 heat water. That's solar power at that point. What
12 if somebody does want to put that in at some point?

13 MS. LAND: I don't think that fits the
14 definition of solar that they have that you guys have
15 the ability to regulate. That's more geothermal.
16 They drill down, get warm water. It's a completely
17 different kind of technology --

18 CHAIRPERSON TIMMERMAN: Than what it's --

19 MS. LAND: -- than what solar is. So
20 I don't think you can regulate it. You can try, but,
21 then, you run the risk of having somebody challenge
22 it. If it gets challenged, then, you risk the stuff
23 that you know you were able to do. So we don't want
24 to -- you don't want to go too far out there on a limb

1 on something and end up making everything vulnerable.

2 CHAIRPERSON TIMMERMAN: Let's plan on taking
3 that out then.

4 MR. EVANS: The 240?

5 CHAIRPERSON TIMMERMAN: The thermal portion
6 of it. I'm going to do a little more research on what
7 that is maybe, and maybe there is a way to --

8 MS. LAND: Yeah.

9 CHAIRPERSON TIMMERMAN: If we come up with a
10 reason to add it back in. But for the sake of closing
11 this section up, I say we take it out.

12 MS. LAND: Yeah. I think I would take out
13 down to "...is intended to primarily reduce on-site
14 consumption of utility power." That's where -- we'd
15 start again at "...is intended."

16 CHAIRPERSON TIMMERMAN: Okay.

17 MS. LAND: Take out, starting at the word
18 "or," right after "...(for electricity)," and keep
19 taking out till you get down to "...is intended to
20 primarily reduce..." So it's about two and a half
21 lines.

22 MR. EVANS: What were you saying about
23 friends?

24 MS. LAND: There are parens there around the

1 electricity.

2 CHAIRPERSON TIMMERMAN: Parentheses.

3 MR. EVANS: Oh, I got ya.

4 CHAIRPERSON TIMMERMAN: He heard "friends."

5 MS. PARGEON: Yeah. I heard "friends," too.

6 MS. LAND: Parentheses, that's a word that's
7 hard for me to say. I always say "parens."

8 CHAIRPERSON TIMMERMAN: Primary reduce --
9 are we getting on-site consumption.

10 MS. LAND: Once we get to the word "is
11 intended," we stay. We keep that.

12 SECRETARY STACY: Right. Right.

13 MS. PARGEON: Yeah.

14 MS. LAND: So it will read that "...which
15 has a rated capacity of less than or equal to
16 15 kilowatts for electricity, and is intended..."
17 Yeah. Should have the word "and," too. "...and is
18 intended to primarily reduce on-site consumption of
19 utility power."

20 CHAIRPERSON TIMMERMAN: Okay.

21 MS. LAND: Yeah. This -- when you read on,
22 it says "...electrical or thermal power solely."
23 I don't know that you have the ability to regulate
24 thermal power.

1 SECRETARY STACY: Okay.

2 CHAIRPERSON TIMMERMAN: Okay. Is that it
3 now for Accessory Use?

4 Okay. Cindy you good with that point?

5 MS. LAND: Yeah.

6 CHAIRPERSON TIMMERMAN: It wasn't too
7 convincing.

8 For Primary Use, are we kind of copying, as
9 far as layout, all the way through? Is that kind of
10 how you planned on attacking this?

11 MS. LAND: I would. These definitions that
12 are in here are going to come out and go up into your
13 Definition section.

14 CHAIRPERSON TIMMERMAN: Yeah.

15 MS. LAND: They won't be in this section.

16 CHAIRPERSON TIMMERMAN: Yeah.

17 MS. LAND: So that saves a lot of the
18 confusion portion here.

19 Yeah. I guess you'd have to -- you just --

20 CHAIRPERSON TIMMERMAN: Just kind of change
21 specs and keep going with the same layout.

22 MS. LAND: You know, the thing is, one of
23 the big things that I'm finding that's different
24 between, like, Delaware, or that template, and

1 Washington is there is no Non-Accessory Use in here.
2 It's all Accessory Uses.

3 CHAIRPERSON TIMMERMAN: That's all they --
4 yeah.

5 MS. LAND: Because they haven't --

6 CHAIRPERSON TIMMERMAN: Well, in here,
7 I think it said something -- yeah. Well, the very
8 last sentence in the first paragraph.

9 MS. LAND: Yeah. You can't forbid it. But
10 you can not -- okay. I can't figure out why they have
11 in this one, "are not permitted," and then they have
12 Non-Accessory Uses. It's contradictory, right?

13 CHAIRPERSON TIMMERMAN: Say that again.

14 MS. LAND: Well, in this Washington Township
15 one, it says "are not permitted," which I think is bad
16 to say anything is absolutely not permitted.

17 CHAIRPERSON TIMMERMAN: Right.

18 MS. LAND: But, then, they have a whole big
19 section on how you regulate it. But if it's not
20 permitted, why is it in there?

21 CHAIRPERSON TIMMERMAN: They have a section
22 on how it's regulated?

23 MS. LAND: Sure. The non-accessory.

24 SECRETARY STACY: If it's non-accessory,

1 it's principal.

2 MS. LAND: The Principal Solar is --

3 CHAIRPERSON TIMMERMAN: What calls out
4 Principal Solar exclusively where we --

5 MS. LAND: It's the second definition.
6 Principal Solar Energy Production.

7 CHAIRPERSON TIMMERMAN: Oh, you're saying
8 it's got a definition?

9 MS. LAND: It's got a definition.

10 CHAIRPERSON TIMMERMAN: Yes.

11 MS. LAND: Why? If it's not permitted.

12 CHAIRPERSON TIMMERMAN: To make it clear
13 what --

14 MS. LAND: What you can't do?

15 CHAIRPERSON TIMMERMAN: -- is not permitted.

16 MS. LAND: Okay.

17 MR. EVANS: I mean, that makes sense.

18 MS. LAND: I'm just saying, an attorney
19 didn't write this legislation right here. It's
20 getting really mucky. Attorneys did write this one
21 over here and it's a lot clearer. So let's keep
22 working on it and see if we can unmuck it.

23 CHAIRPERSON TIMMERMAN: Okay.

24 MS. LAND: And that was with an "M," in case

1 anybody didn't hear because I would not say the other
2 one, at least not in a meeting.

3 (Laughter.)

4 MR. EVANS: So we're on the paragraph,
5 Principal Solar Energy?

6 MS. LAND: Yeah.

7 CHAIRPERSON TIMMERMAN: Do you want to read
8 that, Dave?

9 MR. EVANS: Sure. Principal Solar Energy
10 Production Facility. An area of land or other area
11 used for a Solar Collection System principally used to
12 capture solar energy and convert it to electrical
13 energy.

14 Large Solar Energy Production Facilities
15 consist of one or more freestanding ground- or
16 roof-mounted solar collector devices, solar-related
17 equipment, and other accessory structures and
18 buildings, including light reflectors, concentrators,
19 heat exchangers, substations, electrical
20 infrastructure, transmission lines, and other
21 appurtenant structures and facilities which has a
22 rated capacity of more than 10 kilowatts for
23 electricity, or a rated storage volume of the system
24 of more than 240 gallons, in which --

1 SECRETARY STACY: We can probably cross that
2 out.

3 MR. EVANS: Or that has a collector area of
4 more than one 1,000 square feet for thermal.

5 I'm assuming we are taking out the --

6 SECRETARY STACY: Yeah, I believe so.

7 CHAIRPERSON TIMMERMAN: Is that your
8 recommendation, again, the last two lines there?

9 MS. LAND: Yeah. I think it's combining
10 things that aren't actually solar.

11 SECRETARY STACY: Right.

12 CHAIRPERSON TIMMERMAN: The interesting part
13 is the very first sentence. At the very end it says
14 "...capture solar energy and convert it into
15 electrical energy." It doesn't say transfer it into a
16 thermal energy.

17 MS. LAND: Where are you at?

18 CHAIRPERSON TIMMERMAN: The first sentence
19 of Principal Solar of the definition.

20 MS. LAND: Uh-huh.

21 CHAIRPERSON TIMMERMAN: The very last, like,
22 five words says "...to convert into electrical
23 energy." It doesn't say thermal energy.

24 MS. LAND: Right. So I think that stuff

1 is --

2 CHAIRPERSON TIMMERMAN: That already
3 contradicts what their definition is.

4 MS. LAND: They probably took out the
5 thermal up here, and, then, they didn't read all the
6 way through and get the rest of it.

7 CHAIRPERSON TIMMERMAN: So, Cindy, what
8 works best for you on creating this? I have plenty of
9 notes on this as well.

10 MS. LAND: On what?

11 CHAIRPERSON TIMMERMAN: On, like, what I
12 would say for Primary Use.

13 MS. LAND: Okay.

14 CHAIRPERSON TIMMERMAN: I would -- I mean,
15 we need to come up with height again, screens,
16 setbacks. Setbacks, I think, should be different. So
17 I don't know if you're just going to take notes or
18 what you were thinking.

19 MS. LAND: I'll just take notes and, then,
20 I'll write one up in the same general structure as
21 this.

22 By the next meeting, I will try to have this
23 all arranged with the definitions stuck up into where
24 the regular definitions go, and this put into its same

1 structure as the rest of the book, because we have,
2 you know, Principal or Permitted Uses and --

3 CHAIRPERSON TIMMERMAN: Yeah.

4 MS. LAND: -- and then Conditional Uses.
5 We'll get that all put into the same style.

6 CHAIRPERSON TIMMERMAN: Yeah.

7 MS. LAND: Okay. The Primary Use, we don't
8 have much of anything on --

9 CHAIRPERSON TIMMERMAN: At this point.

10 MS. LAND: -- so we're going to have to
11 create it out of thin air here.

12 CHAIRPERSON TIMMERMAN: Yeah.

13 MS. LAND: Let's work on that.

14 CHAIRPERSON TIMMERMAN: A height
15 restriction. Did we want to just keep it at 10 feet?
16 Or does anybody want to go anything different?

17 MS. LAND: From what I recall, the big solar
18 fields, the big ones that are not regulatable by
19 zoning, like, over by Cass Township and Washington
20 Township, those huge ones that are going in, I think
21 they said that when they are fully extended, they are
22 16 feet tall.

23 So I don't think anything above 16 is
24 something you're probably going to see, so don't pick

1 a number, like, you can't be more than 20 because
2 that's kind of worthless. I don't know what you want
3 to make. I don't want if that's the standard thing,
4 if they come lower or smaller or bigger. I don't
5 know.

6 CHAIRPERSON TIMMERMAN: I mean, it could end
7 up in the lot next to yours, theoretically. You know
8 what I mean? So I'd probably keep it at 10 feet.
9 That's what we said we were willing to live with for
10 our neighbors.

11 MR. EVANS: We're talking about Primary Use?

12 CHAIRPERSON TIMMERMAN: For Primary Use.

13 MR. EVANS: The definition of "primary" is
14 what?

15 CHAIRPERSON TIMMERMAN: Basically somebody's
16 got a solar farm, and they're pumping it back into the
17 grid and selling it.

18 MS. LAND: Or selling it to neighbors off
19 site.

20 MR. EVANS: It's different than Principal,
21 though, or --

22 MS. LAND: That is Principal.

23 MR. EVANS: Oh, okay.

24 SECRETARY STACY: It's one down.

1 MR. EVANS: Same thing.

2 CHAIRPERSON TIMMERMAN: Yeah.

3 SECRETARY STACY: Primary and Principal are
4 the same.

5 MS. LAND: Do you want to call it Principal
6 or Primary?

7 SECRETARY STACY: We need to choose one or
8 the other, instead of going back and forth.

9 MS. LAND: Right.

10 CHAIRPERSON TIMMERMAN: I think I was going
11 to say Principal Use because that's what we've used
12 that word further up, but I think it's now what --
13 it's Permitted Uses.

14 MS. LAND: Uh-huh.

15 CHAIRPERSON TIMMERMAN: Not Principal Use.
16 So I don't -- I don't know.

17 MS. LAND: We have Non-Accessory. Do you
18 want to call it -- or we have Accessory. Do you want
19 to call this Non-Accessory?

20 CHAIRPERSON TIMMERMAN: I'm okay with that,
21 if we use the term "Accessory."

22 MS. LAND: Accessory is what we've been
23 using for that first section that we went through.

24 CHAIRPERSON TIMMERMAN: Right. I feel like

1 we've used it elsewhere in the book, too.

2 MS. LAND: Yeah.

3 CHAIRPERSON TIMMERMAN: So I think it's a --
4 keep it as a standard term maybe.

5 MS. PARGEON: So a Non-Accessory.

6 SECRETARY STACY: We're renaming it
7 Non-Accessory.

8 MS. LAND: Setbacks. Do you want them to be
9 the same as -- we're basically talking about putting
10 them on a lot that doesn't have any buildings on it,
11 or not there for those buildings. So do you want them
12 to have the same kind of setbacks as we have with the
13 ones -- there aren't going to be any front and
14 backyards because it is it.

15 CHAIRPERSON TIMMERMAN: So you're saying
16 what kind of setbacks then?

17 MS. LAND: Do you want the same kind like
18 you have in the Non-Accessory -- Accessory in the --

19 CHAIRPERSON TIMMERMAN: I would have -- I
20 mean, this is -- depending upon what we decide on
21 size, this could be huge, or it could be small,
22 depending upon what you decide on size.

23 But let's pretend you didn't put a limit on
24 how big it could be.

1 MS. LAND: It can't go more than
2 50 megawatts, which is pretty big.

3 CHAIRPERSON TIMMERMAN: Right. Yeah, that
4 was -- how many acres did we decide that was?

5 MS. LAND: 300 or something.

6 CHAIRPERSON TIMMERMAN: Yeah. So 300 acres
7 next to your house. Okay.

8 MS. LAND: As far as the eye can see.

9 CHAIRPERSON TIMMERMAN: Do you still only
10 want a 20-foot setback? I don't.

11 SECRETARY STACY: No, I want it way back.

12 CHAIRPERSON TIMMERMAN: Like, 200 feet?

13 MS. LAND: Well, it depends on how big you
14 want them to be. You can -- you're allowed to
15 regulate anything up to 50 because, then, the Power
16 Siting Board takes over after that. So -- but you can
17 regulate and say that you're only permitting smaller
18 than that. We're talking 50 megawatts, not kilowatts.

19 MS. PARGEON: Let's with go the small one.

20 MS. LAND: Kilowatts are smaller than
21 megawatts. I learned that last time. I remember.

22 SECRETARY STACY: Yeah.

23 CHAIRPERSON TIMMERMAN: So, now, I got to
24 think whether that will do. I said a half acre would

1 be just under 50 kilowatts. It was, like,
2 43 kilowatts. And, then, if you did that, and
3 200-foot setbacks, it would require you to have,
4 like -- I forget. It was roughly 6 acres of land to
5 put -- it would keep it away from anybody's use. You
6 know, like, being right next to your property
7 basically.

8 So I also thought, do you have a rule that
9 it has to be half a mile from residential use, which
10 would be way further than any kind of --

11 MS. LAND: Residential Use or Residential
12 Districts?

13 CHAIRPERSON TIMMERMAN: I said "use." I
14 mean -- again, I don't think anybody wants any of this
15 right next to their house.

16 MS. PARGEON: Uh-huh.

17 MS. LAND: What about distance between them?

18 CHAIRPERSON TIMMERMAN: Yeah.

19 MR. EVANS: I wonder if part of it's going
20 to be, it's, like, where can they be placed? What
21 zoned areas?

22 MS. LAND: I think only in I-2.

23 MR. EVANS: I-2.

24 MS. LAND: Probably.

1 CHAIRPERSON TIMMERMAN: That's what I have.

2 MS. LAND: They are an industrial use.

3 CHAIRPERSON TIMMERMAN: Right. So I put
4 that in there as well.

5 So if they have to be in the I-2 District,
6 first of all, I don't imagine -- the fact that the
7 City of Findlay only has one business that's in
8 I-2 District, I don't imagine we'll have a huge
9 I-2 District. So I don't -- I mean, I don't think
10 you're going to be able say, Oh, they've got to be
11 10 miles apart, you know, because I don't think the
12 district would be that big.

13 SECRETARY STACY: Right.

14 MR. EVANS: So if they have to be in I-2,
15 and we don't have a terribly large I-2 District,
16 keeping on the idea that we want to keep this farm
17 ground, and I think that kind of helps not having a
18 huge I-2 District, and then having the proper
19 setbacks.

20 MS. LAND: I don't think you want just the
21 setbacks. I think you do want to have some
22 significant difference for the density -- or distance
23 for the density.

24 CHAIRPERSON TIMMERMAN: Yeah.

1 MS. LAND: Because, otherwise, you're going
2 to end up with microgrids of solar as well, which
3 you've already found that can be a detriment.

4 CHAIRPERSON TIMMERMAN: Would the microgrids
5 have to be in I-2?

6 MS. LAND: Uh-huh. They'd have to be
7 distanced from one another. I mean, it's the same
8 kind of thing you're probably going to want to look at
9 with wind. You would have the amount or the size,
10 where you're going to -- how far apart they can be.

11 You don't want to have a field -- a large
12 field and find out that there are five or six small
13 fields that clump together that turn into a monster
14 you don't want to have. Now is -- this is the place
15 to be able to regulate that --

16 CHAIRPERSON TIMMERMAN: Right.

17 MS. LAND: -- and to try to get it under
18 control.

19 I don't think, on page 34, there are
20 setbacks for I-2, are there?

21 MR. EVANS: 60 feet height, 60 feet minimum
22 front, 40 feet on the sides.

23 SECRETARY STACY: I have 40 across for all
24 three columns.

1 MR. EVANS: Did we change that?

2 CHAIRPERSON TIMMERMAN: I don't recall
3 changing -- that's for I-2?

4 SECRETARY STACY: I'm sorry. We're looking
5 at I-2.

6 CHAIRPERSON TIMMERMAN: It's still 60 at the
7 front.

8 MS. LAND: It's 60, 40, and we added 40
9 because there was none in the back.

10 CHAIRPERSON TIMMERMAN: In back. Right.

11 MS. LAND: So it would be set back for I-2.

12 MR. EVANS: Are we happy with that for this?

13 MS. LAND: 60 --

14 CHAIRPERSON TIMMERMAN: I'm okay with those
15 setbacks. But, with those setbacks, I would still
16 have something that's got to be so far away from
17 residential use.

18 MS. LAND: Right.

19 MR. EVANS: Are you saying that Findlay has
20 a small I-2 District?

21 CHAIRPERSON TIMMERMAN: When Matt was here
22 the one time, he said the only -- he said the only
23 business inside of Findlay that isn't -- is
24 considered -- or in an I-2 District, I think --

1 MS. LAND: Cooper.

2 CHAIRPERSON TIMMERMAN: -- was Cooper. He
3 said, but they probably don't even need to be I-2;
4 they could be I-1.

5 So my point is, if the City of Findlay
6 doesn't require a huge I-2 district, we probably are
7 not going to have a huge area.

8 MR. EVANS: And I think we keep it away from
9 residential.

10 SECRETARY STACY: Yes.

11 MR. EVANS: And it's small.

12 CHAIRPERSON TIMMERMAN: Once you look at the
13 map, there's no way to keep it away from residential
14 use.

15 MR. EVANS: Right.

16 CHAIRPERSON TIMMERMAN: There's houses
17 everywhere. So we need to protect those houses, and
18 that's where we can, you know, keep it so far away.

19 MR. EVANS: Especially, can you imagine if
20 you had a big field like that and these thing started
21 leaking from a big hail storm or something. I don't
22 know. I mean, I think there's -- that's going to
23 affect residential drinking water for a long ways.

24 CHAIRPERSON TIMMERMAN: Oh, yeah.

1 Everybody's on a well, so once that leaches down.

2 SECRETARY STACY: Cadmium and lead. Now,
3 evidently, there's -- some solar panels are less
4 hazardous than others maybe. Maybe it's a
5 manufacturer issue as to how they choose to put it
6 together, but cadmium and lead are the two things that
7 I found that make it hazardous.

8 CHAIRPERSON TIMMERMAN: So what's a
9 reasonable density? I mean, if --

10 MS. LAND: For the distance from residential
11 dwellings, in the current zoning stuff, in the
12 statutes, in 519.211, it talks about limitations of
13 zoning and what you can and can't limit. One of the
14 things is telecommunications towers. You can limit
15 them, but they have rules about it, which is kind of
16 what's going on here. And they have -- you can't
17 construct a telecommunications tower within 100 feet
18 of a residential dwelling without providing written
19 notice and having them agree to it and all that. So
20 if you want to choose 100 feet from a residential
21 dwelling, there's a standard. It's already a
22 precedent that that's something that is accepted.

23 SECRETARY STACY: 100 feet isn't that much.
24 My house is 175 feet from the road.

1 CHAIRPERSON TIMMERMAN: Right.

2 MR. EVANS: We've got to be talking 500 or
3 1,000, or something like that.

4 CHAIRPERSON TIMMERMAN: I mean, I'd say a
5 quarter of a mile. I mean, like, nobody wants it next
6 to their house.

7 MR. EVANS: A quarter of a mile is
8 1,300 feet, roughly.

9 MS. LAND: Okay.

10 CHAIRPERSON TIMMERMAN: So you want to say
11 1,000 feet?

12 MR. EVANS: I'd feel a lot better with 1,000
13 rather than 100 or anything small.

14 CHAIRPERSON TIMMERMAN: Yeah.

15 MS. PARGEON: Yeah.

16 CHAIRPERSON TIMMERMAN: What's people
17 thinking?

18 VICE CHAIRPERSON REHUS: I say 1,000.

19 CHAIRPERSON TIMMERMAN: Are you comfortable
20 with 1,000?

21 MS. PARGEON: Yeah.

22 MR. EVANS: And we're talking about for
23 Primary, Non-Accessory Principal.

24 MS. LAND: Yeah.

1 (Laughter.)

2 CHAIRPERSON TIMMERMAN: Every definition.

3 MS. LAND: Cover them all.

4 MS. PARGEON: Yes. Yeah.

5 SECRETARY STACY: 1,000 feet.

6 MR. EVANS: Have we already put in it that
7 it has to be in I-2 then? Somewhere that's written?

8 MS. LAND: We did put that in somewhere.

9 SECRETARY STACY: Yeah.

10 MS. LAND: At the very first paragraph where
11 it says "...are not permitted," we put in "...shall
12 only be permitted in -- as a Conditional Use in I-2
13 Districts."

14 CHAIRPERSON TIMMERMAN: Okay.

15 MS. LAND: That's what I had penciled in
16 already. Does that work?

17 SECRETARY STACY: Uh-huh.

18 CHAIRPERSON TIMMERMAN: We need a height of
19 10 feet?

20 MS. LAND: Okay. Height of 10 feet.
21 Setback as in I-2, which would be 60, 40, and 40.
22 District, only I-2.

23 Size, I don't have anything down for that.
24 How big can they be?

1 CHAIRPERSON TIMMERMAN: I'm good with a half
2 of an acre, but I'm up for -- I don't know. A half of
3 an acre is going to be around 50 kilowatts.

4 SECRETARY STACY: The size of the I-2
5 District is going to kind of determine that, right?
6 I mean, because --

7 CHAIRPERSON TIMMERMAN: I mean, technically,
8 they can fill the entire I-2 District.

9 SECRETARY STACY: Right.

10 CHAIRPERSON TIMMERMAN: But if we do a
11 density as well. Any thoughts? I already said mine.

12 MR. EVANS: What were you --

13 CHAIRPERSON TIMMERMAN: I said half of an
14 acre.

15 MS. PARGEON: Yeah. I agree with that.

16 CHAIRPERSON TIMMERMAN: It's small, but --

17 SECRETARY STACY: Uh-huh.

18 MS. PARGEON: It's good enough.

19 CHAIRPERSON TIMMERMAN: -- I mean, I don't
20 think we're looking to promote it.

21 MR. EVANS: If it wasn't that we're all on
22 wells, that -- to me --

23 MS. PARGEON: That'd be a big difference.

24 MR. EVANS: That's one of the big things.

1 Because I keep looking at that map, and I think, okay,
2 let's say there's huge damage done and, you know,
3 hundreds of those two chemicals you were saying go
4 down in the ground. That doesn't affect people right
5 around it. The wells, a lot of times, draw from a
6 long ways.

7 SECRETARY STACY: Ground water travels.

8 MR. EVANS: So that's my biggest fear.
9 Something -- you know, for my conscience, I think it's
10 a safety factor that you have to keep it small. So
11 I'm not going to argue the quarter acre.

12 CHAIRPERSON TIMMERMAN: Everybody I've
13 talked to has got fears of this, so -- just like the
14 wind.

15 MS. LAND: There are some issues with --
16 when they are decommissioned with where the panels can
17 be taken. They can't be taken to a regular landfill.
18 So they must have something in them that would be a
19 chemical not acceptable for a regular landfill.
20 (Unintelligible) a hazard rating of some sort.

21 MR. EVANS: What were you saying? Lead and
22 something else.

23 SECRETARY STACY: Cadmium.

24 MR. EVANS: So I'm good with a quarter acre.

1 MS. PARGEON: Yeah. Me, too.

2 MS. LAND: Quarter acre?

3 MS. PARGEON: Yeah. Quarter acre.

4 MS. LAND: How close to each other can they
5 be?

6 CHAIRPERSON TIMMERMAN: How big -- like,
7 when you go to set areas as the districts, do you kind
8 of go by, like, a country block? Is that kind of the
9 standard how you -- I mean, like, I'm --

10 MS. LAND: It depends. You can go by roads.
11 You can go by property lines.

12 CHAIRPERSON TIMMERMAN: I'm just trying to
13 think; how big is this district going to be.

14 MS. LAND: That's up to you guys. You can
15 make the whole township an I-2, if you want, but I
16 don't think that would be super popular.

17 MS. PARGEON: No.

18 CHAIRPERSON TIMMERMAN: We're required to
19 make something I-2. Is that a true statement?

20 MS. LAND: Yes.

21 SECRETARY STACY: Yes. Yes.

22 CHAIRPERSON TIMMERMAN: Since we have it
23 defined.

24 MS. LAND: I don't know that you have to --

1 yeah, you do. Never mind.

2 CHAIRPERSON TIMMERMAN: Okay.

3 MR. EVANS: You do have to have an I-2, and
4 you do have to -- it has to be -- is there a minimum
5 it has to be?

6 MS. LAND: No. Some townships, as they
7 start to zone, if they already have things that fall
8 into the category of I-1 or I-2, they take that area
9 and make it I-1 or I-2. They've got it. Good. And
10 they don't have to add more.

11 CHAIRPERSON TIMMERMAN: Uh-huh.

12 MS. LAND: Amanda Township is 100 percent
13 Agriculture.

14 SECRETARY STACY: There's a number of them
15 that are.

16 MS. LAND: Which, you know, at the time,
17 I have to tell them, you know, you have -- these are
18 the things you have to do, and they were insistent.
19 They have a couple little spots of business and a
20 couple little spots of residential, and the rest is
21 all agriculture. They've never been challenged.
22 I don't know that anybody wants to put industrial in
23 Amanda Township. It just isn't set up for it. It's
24 not got the infrastructure to make it feasible. You

1 have the infrastructure to make it feasible.

2 SECRETARY STACY: Yes.

3 MS. LAND: Which is why you've got to be a
4 little more careful.

5 CHAIRPERSON TIMMERMAN: Uh-huh.

6 MR. EVANS: Are we talking about distances
7 away from bodies of water, rivers, creeks, that kind
8 of stuff, too? Because I'm looking at all of the
9 crooked blue lines there, and there's a lot.

10 MS. LAND: One of the things that the Power
11 Siting Board looks at pretty strenuously, it has a lot
12 of restrictions on are the waterways and the wetlands,
13 and the things -- yeah. They're concerned with
14 proximity to water and how it's being handled.

15 CHAIRPERSON TIMMERMAN: Real quickly,
16 because we're still debating on that, I had
17 50 kilowatts was a little bit more than what you would
18 get on a half of acre. Since we're at a quarter of an
19 acre, do we want to put a limit of 25 kilowatts max?

20 MR. EVANS: Per what?

21 CHAIRPERSON TIMMERMAN: That's just the
22 total kilowatts they can have for the entire solar
23 farm. That -- that site would only be allowed
24 25 kilowatts.

1 MR. EVANS: Yeah.

2 CHAIRPERSON TIMMERMAN: I think we put it in
3 there, just a limiting factor at that point.

4 MR. EVANS: Sure.

5 MS. LAND: So 25 kilowatts; is that correct?

6 CHAIRPERSON TIMMERMAN: Yeah.

7 Screening.

8 MS. LAND: I think they have to be -- they
9 would probably have to be completely fenced, not just
10 screened.

11 CHAIRPERSON TIMMERMAN: Okay.

12 MS. LAND: The Power Siting Board requires
13 that they be completely fenced.

14 CHAIRPERSON TIMMERMAN: Should we put the
15 same thing in ours?

16 MS. LAND: Probably. But the fencing that
17 the Power Siting Board requires has to be able to
18 allow small animals to pass under or through. They
19 don't -- anybody who puts in very much of a solar
20 field, they want to have it fenced because you don't
21 want deer plundering through there, or somebody's cows
22 wandering in and destroying them. Goats destroy them,
23 too, apparently.

24 MS. PARGEON: Oh, yeah. They jump quite

1 high on them.

2 MS. LAND: Yeah. Rabbits and stuff that can
3 go underneath, they're fine with that.

4 CHAIRPERSON TIMMERMAN: I say we put a note
5 in there just to make sure that happens.

6 MS. LAND: I will look at what the Power
7 Siting Board required, the definition of the fence
8 around what they do, and maybe you can use that kind
9 of --

10 CHAIRPERSON TIMMERMAN: I think so. I think
11 that makes sense.

12 SECRETARY STACY: Uh-huh.

13 CHAIRPERSON TIMMERMAN: We're back to
14 density. I think -- I mean, I agree, ultimately, it's
15 going to come down to how big of an I-2 District you
16 make, which I think will be pretty small. But I think
17 you should still throw a density thing on there just
18 as a coverall.

19 MS. LAND: Well, if your I-2 District,
20 though, is even, you know, 5 acres, you can end up
21 with, what, 20 microgrids. Think about it. All daisy
22 chained together and you don't want that. That's part
23 of the reason that you can control wind and solar is
24 to keep that from happening.

1 CHAIRPERSON TIMMERMAN: So do you just say
2 one mile in between?

3 MS. LAND: You can. Yeah.

4 CHAIRPERSON TIMMERMAN: And if we go with
5 pretty small acreage, then, it makes it so you
6 can't --

7 MS. LAND: You can do that.

8 CHAIRPERSON TIMMERMAN: -- microgrid?

9 MS. LAND: Or you can do -- that might be a
10 problem, though. I was thinking, like, with houses,
11 they say, you know, you can have one 2-acre building
12 lot for every so many acres you own. You have one
13 quarter acre. But, then, they could end up with them
14 all clumped together, so I'd rather have the actual
15 distance between them.

16 And it would be from edge of lot to edge of
17 lot, not from edge of solar field to edge of solar
18 field because, with that extra 1,000 feet in there,
19 that's 2,000 more feet if they come off the -- that's
20 more than a quarter mile closer together.

21 CHAIRPERSON TIMMERMAN: You lost me on some
22 of that.

23 MS. LAND: Okay. You have your spot here,
24 and they have 1,000-foot setback. If we say it can't

1 be within --

2 CHAIRPERSON TIMMERMAN: What has a
3 1,000-foot setback?

4 MS. LAND: Isn't that what you guys said?

5 SECRETARY STACY: Yes, we did.

6 MS. LAND: You want 1,000-foot setback --

7 CHAIRPERSON TIMMERMAN: From residential.

8 MS. LAND: Oh, okay.

9 SECRETARY STACY: 1,000 foot from
10 residential.

11 MS. LAND: Oh, okay. I'm not as worried
12 about it. But I still -- we'll identify the distance
13 that they have to be apart measured from lot line to
14 lot line.

15 CHAIRPERSON TIMMERMAN: Yeah.

16 MS. LAND: That way, we don't have any
17 ambiguity with something being on one closer, or not
18 centered -- nothing's going to get centered in the
19 middle of a lot. That never happens.

20 So lot line to lot line, one mile?

21 CHAIRPERSON TIMMERMAN: Yeah.

22 The last thing that I would add from my
23 notes is a decommissioning plan.

24 SECRETARY STACY: Yes.

1 CHAIRPERSON TIMMERMAN: Is there a way to
2 require -- like, if it costs X amount of money, that
3 they have to put X -- that same amount of money
4 into -- if it costs that much to put it up, they've
5 got to put that same amount into an account that,
6 like, the township has access to at a later date?

7 MS. LAND: Yeah. The County, like, for the
8 landfill, they have to put into a Financial Assurance
9 Trust Fund, and it's based at the calculation from the
10 EPA for how long it's going to still be open for how
11 much it will take to close it when it -- because
12 there's a lot of maintenance that has to be done with
13 the landfill.

14 For some of these things, though, like
15 subdivisions, if you want to do a subdivision, when
16 you're filing, you have to post a bond that's held by
17 the county engineer until you are -- completely built
18 everything that you supposed to build for the roads
19 and the public infrastructure part of it. If you
20 don't, we use that bond to build it.

21 So we could require that they post a bond
22 and have the bond active, and, you know, not expired.
23 And if they don't decommission and take care of it
24 themselves, we get to use the bond to decommission

1 it. It's better than having an account because we
2 can't control their bank accounts and they can draw it
3 out.

4 CHAIRPERSON TIMMERMAN: Right.

5 MS. LAND: And if we want to do a trust kind
6 of thing, that gets very complicated. It's more
7 sophisticated than I think maybe we want to do. But a
8 zoning inspector can hold a bond.

9 CHAIRPERSON TIMMERMAN: And I don't know all
10 the terms for sure. We were talking with a friend
11 that has family in Colorado. The company went out of
12 business, and, now, this stuff just sits there and
13 there's nothing. Would a bond still --

14 MS. LAND: Because the bond is in your
15 hands.

16 CHAIRPERSON TIMMERMAN: Okay. Perfect.

17 MS. LAND: They have to post it with you,
18 give it to you, which is an insurance policy that they
19 have to keep up. We know, because we're named on it,
20 that if they let it lapse, that -- and, then, we go
21 after them to get it redone.

22 CHAIRPERSON TIMMERMAN: Okay.

23 MS. LAND: Yeah. I think the bond would be
24 a good idea.

1 CHAIRPERSON TIMMERMAN: As long as that's --

2 MS. LAND: We have to figure out how much
3 bond, though, it would be for the decommissioning.
4 I have no clue.

5 CHAIRPERSON TIMMERMAN: Yeah. I mean,
6 there's X amount of money -- similar amount of money
7 to put it up to take it down then. But, then, you've
8 got to dispose of everything.

9 MS. LAND: The disposal is going to be an
10 issue. In 30 years, we're going to have a lot of
11 solar panels needing to be disposed of somewhere.

12 CHAIRPERSON TIMMERMAN: Right.

13 MS. LAND: I keep hoping that, by then,
14 there will be technology to recycle them into
15 something useable. But as of now, I don't think there
16 is. Because that's why they leave them sit there;
17 they don't know what to do with them.

18 SECRETARY STACY: That's correct.

19 CHAIRPERSON TIMMERMAN: Which is a terrible
20 strategy.

21 MS. LAND: It's not a good -- well, it's a
22 great business strategy.

23 CHAIRPERSON TIMMERMAN: Right. Terrible.

24 MS. LAND: But it's not a good environmental

1 strategy.

2 CHAIRPERSON TIMMERMAN: So do we have to
3 come up with what that amount is --

4 MS. LAND: We do.

5 CHAIRPERSON TIMMERMAN: -- at this point?

6 MS. LAND: Yeah. Not today. I think before
7 you do that --

8 CHAIRPERSON TIMMERMAN: Before we finalize
9 this.

10 MR. EVANS: That's going to be a toughy.

11 MS. LAND: We're going to have to find a
12 resource for some of this stuff.

13 MR. EVANS: If you hired, like, an
14 environmental company to come take them out, I think
15 that could be 10, 20 times what to cost to put them
16 in, or something like that.

17 SECRETARY STACY: Yes.

18 MR. EVANS: Depending on what disposal is at
19 that point.

20 SECRETARY STACY: Correct.

21 MS. LAND: I will, tomorrow, in the office,
22 hopefully, there will be somebody taller than me, we
23 can pull the big boxes that I have up -- they put them
24 up on shelves; I can't reach them anymore -- that we

1 did with the solar stuff -- those solar fields up by
2 Washington and Cass.

3 I'll see if there's anything in there that
4 we saw with the Power Siting Board stuff that had to
5 do with how they determine that. Maybe we can -- or
6 at least I can get an idea of who we could call there
7 and ask some questions. They have engineering staff
8 like you wouldn't believe.

9 CHAIRPERSON TIMMERMAN: Okay.

10 MS. LAND: So they might be able to give us
11 some direction.

12 CHAIRPERSON TIMMERMAN: Okay. That's all my
13 notes from Non-Accessory.

14 SECRETARY STACY: Good job.

15 MS. LAND: I think those are all the --
16 pretty much all the issues you need to hit on.

17 CHAIRPERSON TIMMERMAN: Okay. You got
18 enough to be armed?

19 MS. LAND: Yeah, I can write something up --

20 CHAIRPERSON TIMMERMAN: Okay.

21 MS. LAND: -- that won't be too garbled that
22 you'll have to un-sort it.

23 We got nothing on Wind.

24 CHAIRPERSON TIMMERMAN: Well, we also have

1 nothing about Energy Storage.

2 MS. LAND: Yeah. I have no idea about that
3 either.

4 MR. EVANS: We just crossed out "battery."

5 SECRETARY STACY: Uh-huh. Yeah.

6 CHAIRPERSON TIMMERMAN: So did we actually
7 read through this last time?

8 MR. EVANS: We at least read through enough
9 that we decided to take out the word "battery."

10 SECRETARY STACY: Yeah.

11 MR. EVANS: Do you want to read through it?

12 CHAIRPERSON TIMMERMAN: I mean, I've read --
13 do we want to re-read through it, I guess, is the --
14 you know what. We did read through this.

15 SECRETARY STACY: Yeah, we did. I have
16 notes.

17 CHAIRPERSON TIMMERMAN: I remember taking a
18 couple of notes, too.

19 MS. PARGEON: We circled stuff and took
20 stuff out.

21 MR. EVANS: So we probably need to change
22 "Washington Township" to "Allen," right?

23 SECRETARY STACY: Probably.

24 CHAIRPERSON TIMMERMAN: Good start.

1 MR. EVANS: Now, do we change where it says
2 I-1, and --

3 CHAIRPERSON TIMMERMAN: That would be I-2
4 also.

5 MR. EVANS: Because you have to store it
6 where you --

7 MS. LAND: Where are we?

8 MR. EVANS: The top paragraph of Section 22.

9 MS. LAND: Okay. Wind Energy Conservation
10 Facilities. What is a Wind Energy Conservation
11 Facility?

12 CHAIRPERSON TIMMERMAN: You went to 23.

13 SECRETARY STACY: She jumped to the --

14 MS. LAND: Oh, to the end.

15 SECRETARY STACY: She went to the Wind.

16 MS. LAND: Oh, we're looking at --

17 CHAIRPERSON TIMMERMAN: Did we make --

18 MR. EVANS: The storage.

19 MS. LAND: Section 22.

20 CHAIRPERSON TIMMERMAN: My notes, "Must be
21 on site to where the power was generated."

22 I made a note that says "Non-Accessory are
23 not permitted," but I think that "not permitted" is
24 something that Cindy frowns upon.

1 So can we make a note that it is accessory
2 to Wind and Solar? That way it's kind of controlling
3 when you could do this. I don't know that much about
4 Energy Storage Facilities.

5 MS. LAND: So we can make it battery -- or
6 Energy Storage Facilities related to Wind and Solar.
7 Or how about Energy Storage Related to Wind and Solar
8 Facilities? Does that make sense?

9 SECRETARY STACY: Yeah.

10 CHAIRPERSON TIMMERMAN: Sure. We did go --

11 MS. LAND: I've got to stop abbreviating so
12 many things because I couldn't figure out what my
13 abbreviations meant when I was editing.

14 CHAIRPERSON TIMMERMAN: We did go across
15 this because I have note that says "hydrogen
16 equivalent of megawatts or capacity." So that is
17 something we were definitely discussing.

18 MS. LAND: But if we limit the Energy
19 Storage Facilities only to those related to Wind and
20 Solar, the hydrogen storage facilities won't be
21 permitted.

22 MR. EVANS: So they're not permitted if
23 there's not a section for them? Is that what
24 you're --

1 MS. LAND: Well, they wouldn't be regulated
2 under this. And, again, Hydrogen Storage Facility is
3 not Wind or Solar, and that's all that you guys were
4 given the authority to regulate.

5 SECRETARY STACY: Correct.

6 MR. EVANS: Oh, okay.

7 MS. LAND: Other than an Industrial use.
8 So if somebody wants to put in a Hydrogen Storage
9 Facility, whatever that is, they would have to -- it
10 would definitely fall under an I-2 kind of situation.
11 They would come -- because we have Wind and Solar
12 under I-2, it would be where we would punt it to, to
13 I-2. And, then, they would have to come in for
14 Conditional Use to go through the whole process.

15 But it's not regulated like this is, Wind
16 and Solar. It would be regulated like any other
17 business in an I-2. Any other industrial business.

18 CHAIRPERSON TIMMERMAN: Okay.

19 MR. EVANS: One thing I wish I knew is,
20 like, the energy storage, what is that? I always
21 think of batteries. Is that how most people do it?
22 But, like, are there other ways of doing that because
23 battery isn't a great way to have a huge building full
24 of batteries.

1 CHAIRPERSON TIMMERMAN: And that's why we
2 say get rid of --

3 MS. LAND: Are those explosive? Are they
4 explosive?

5 MR. EVANS: I mean, you see some car fires.

6 SECRETARY STACY: Lithium tends to be
7 unstable.

8 CHAIRPERSON TIMMERMAN: Yeah. But that's
9 why we got rid of the word "battery," just in case
10 there is something else.

11 MR. EVANS: Different storage.

12 CHAIRPERSON TIMMERMAN: That covers it.

13 So -- and we still have the 1,000 feet --
14 you know, setback from property lines to be
15 1,000 feet.

16 The last paragraph where it says,
17 Non-Accessory, again, it says Battery Energy Storage
18 Facility," we got rid of the word "battery."

19 MS. LAND: Taking the word "battery" out of
20 everything I think.

21 CHAIRPERSON TIMMERMAN: Yeah. But it says,
22 ...capacity of more than 10 kilowatts," and I would
23 say a max of 25 kilowatts, or something. I'd put a
24 limit on it.

1 MR. EVANS: Which one is that? Under the
2 Non-Accessory?

3 CHAIRPERSON TIMMERMAN: Non-Accessory, or
4 Principal or Primary.

5 MR. EVANS: Or whatever you want to call it.
6 So not more than 20 kilowatts. Is that what you said?

7 CHAIRPERSON TIMMERMAN: I said 25 because
8 that matched up with what we said --

9 MR. EVANS: Yeah.

10 CHAIRPERSON TIMMERMAN: -- before.

11 MS. LAND: So instead of saying "...of more
12 than 10," we want to say "...of not more than 20"?

13 CHAIRPERSON TIMMERMAN: Sure.

14 MS. LAND: Was it 20 you said, or 25?

15 MR. EVANS: 25.

16 SECRETARY STACY: Maximum 25.

17 MS. LAND: 25. So we won't have that
18 minimum of 10. We want to have a not -- maximum of
19 25. Right now, it says "...a capacity of more than
20 10."

21 CHAIRPERSON TIMMERMAN: Right.

22 MS. LAND: We want to change that to say
23 "...a capacity of not more than 25." Change it from a
24 minimum to a maximum.

1 SECRETARY STACY: Okay.

2 CHAIRPERSON TIMMERMAN: Yeah.

3 MR. EVANS: The more you read and think
4 through this, you think an I-2 District is not really
5 an asset to the township; it's more of a liability.

6 MS. LAND: Yeah.

7 MR. EVANS: I mean, where -- it's like if
8 somebody came along said, Hey, do you care if we do
9 something here that is going to sometime start
10 leaking. This is probably going to happen; we don't
11 know when. And you may or may not have to deal with
12 the cleanup.

13 CHAIRPERSON TIMMERMAN: Right.

14 MR. EVANS: All of a sudden, I'm sitting
15 here saying, Wait. What?

16 CHAIRPERSON TIMMERMAN: Why do we want this?

17 MR. EVANS: Right. It would be different if
18 technology was different. It was safer.

19 MS. LAND: You would probably want to make,
20 like, around a landfill an I-2 District because it
21 currently exists. And there are -- there's at least
22 one business around the landfill that would
23 definitely -- that's not a County business. It's --
24 they rent property from the County and they have their

1 business on it, that would definitely be an I-2.

2 CHAIRPERSON TIMMERMAN: Okay.

3 SECRETARY STACY: Okay.

4 CHAIRPERSON TIMMERMAN: Any other thoughts
5 on Energy Storage Facilities?

6 Moving on to Wind.

7 Oh, Ms. Zoe.

8 FROM THE FLOOR: I want to circle back with
9 a true definition.

10 CHAIRPERSON TIMMERMAN: Of what?

11 FROM THE FLOOR: Of thermal power. I was
12 way left of field by the way.

13 A thermal power station is a type of power
14 station in which heat energy is converted to electric
15 energy in a steam-generated cycle. Heat is used to
16 boil water in large pressure vessels to produce high
17 pressure steam which drives a steam turbine connected
18 to an electrical generator. Big steam boilers.

19 MS. LAND: You don't want that, I'm just
20 saying, because you cannot regulate that.

21 CHAIRPERSON TIMMERMAN: Okay.

22 FROM THE FLOOR: I just want to give you a
23 true definition.

24 CHAIRPERSON TIMMERMAN: Thank you. Thank

1 you.

2 MS. LAND: That's not something we can put
3 in there.

4 SECRETARY STACY: Okay.

5 CHAIRPERSON TIMMERMAN: All right.

6 MS. LAND: Am I missing -- no, they just
7 don't have a title up here, right?

8 SECRETARY STACY: Correct. This Wind part
9 that was added to Washington.

10 MS. LAND: So it would be Section 23.

11 CHAIRPERSON TIMMERMAN: That's what mine
12 says.

13 MS. LAND: Mine doesn't.

14 CHAIRPERSON TIMMERMAN: Mine's not -- mine's
15 the one that says "Draft" that you said is some
16 other --

17 MS. LAND: That's Liberty's.

18 SECRETARY STACY: It depends on which paper
19 you have. Okay. It's there, but not there.

20 CHAIRPERSON TIMMERMAN: Right.

21 MR. EVANS: Do we want to read it?

22 CHAIRPERSON TIMMERMAN: Please. If you
23 don't mind.

24 MR. EVANS: Sure.

1 Section 23. Wind Energy Conversion
2 Facilities.

3 The purpose of this article is to provide
4 regulations for the safe and effective construction
5 and operation of Wind Energy Conversion Facilities in
6 Allen Township, subject to reasonable restrictions
7 which will preserve the public health and safety.

8 Wind Energy Conversion Facilities are a
9 Conditional Use in the I-2 Industrial District. The
10 total WECS height shall not exceed 60 feet.

11 No person shall cause, allow, or maintain
12 the use of a Wind Energy Conversion Facility without
13 first having obtained a Conditional Zoning Certificate
14 from the Board of Zoning Appeals. Application for
15 Conditional Zoning Certificate shall be submitted to
16 the zoning inspector and forwarded to the Board of
17 Zoning Appeals.

18 Required setbacks. The minimum setback from
19 any property line shall be 175 feet of the total
20 system height.

21 MS. LAND: 175 percent.

22 CHAIRPERSON TIMMERMAN: 175 percent.

23 MR. EVANS: Oh, I'm sorry. 175 percent.

24 Definitions. Total Wind Energy Conversion

1 System Height. The highest point, measured in feet
2 above the grade at the base of it that any part of it
3 reaches during normal operation.

4 Wind Energy Conversion System. A system
5 designed to convert the wind's kinetic energy into an
6 alternative form of energy, including electrical,
7 thermal, or mechanical energy.

8 CHAIRPERSON TIMMERMAN: The first thing in
9 that -- at the end of the first paragraph there. If
10 it's Conditional Use, would it go to us, not the
11 zoning appeals?

12 MS. LAND: Correct. Conditional Uses come
13 to you because you're the group who writes the
14 legislation. You're the most likely to be able to
15 interpret its meaning.

16 Zoning Appeals are the ones that are
17 exceptions to this and, like, the variance or an
18 exception or an appeal from something you guys
19 determined.

20 CHAIRPERSON TIMMERMAN: Okay. So you'll
21 take care of changing that out?

22 All right. Setbacks. Upon some research,
23 the Power Siting Board, there was an exhibit filing
24 that we located, and, they say, for a Nordex Delta4000

1 Wind Turbine. For the record, it has a height of,
2 like, just under 600 feet to just over to almost
3 800 feet. But they are saying --

4 MS. LAND: You said hundred feet?

5 CHAIRPERSON TIMMERMAN: What's that?

6 MS. LAND: You said hundred feet?

7 CHAIRPERSON TIMMERMAN: 800.

8 MS. PARGEON: 800. 600 foot to 800.

9 CHAIRPERSON TIMMERMAN: Just under 600, up
10 to -- 587 to 780 are the numbers.

11 So -- but the proposed ones are 600 feet, so
12 they would fall into a very similar category. The --
13 from Nordex themselves, for thunderstorms, they
14 recommend being 1 kilometer away, which is 3,208 feet.

15 MR. EVANS: Away from what?

16 CHAIRPERSON TIMMERMAN: Set back from it.

17 SECRETARY STACY: That's two-thirds of a
18 mile; is that right?

19 MR. EVANS: Close to it.

20 CHAIRPERSON TIMMERMAN: Yeah.

21 MR. EVANS: That's over half.

22 CHAIRPERSON TIMMERMAN: So if the
23 manufacturer is recommending that, I think we should
24 consider -- we should take that into consideration

1 what they are saying.

2 MS. LAND: Is that based on the height of
3 that?

4 CHAIRPERSON TIMMERMAN: It's based -- it's
5 got to be based on the height, I would assume. But
6 that's like --

7 MS. LAND: But we're only going 60 feet, we
8 can have maybe a less aggressive --

9 CHAIRPERSON TIMMERMAN: Right. For sure.
10 But that's, like, 500 percent of the feet. Not
11 175 percent, is my point.

12 MS. LAND: Okay.

13 CHAIRPERSON TIMMERMAN: So --

14 MR. EVANS: Five times. So --

15 CHAIRPERSON TIMMERMAN: Five times the
16 height.

17 MR. EVANS: -- then you're at 300 feet
18 roughly.

19 CHAIRPERSON TIMMERMAN: Yeah. So I think,
20 for setbacks, it should still be at 500 -- five times
21 the height, or whatever, would be a good place to be.

22 SECRETARY STACY: Uh-huh. 300. We're
23 tossing out 300 feet; is that correct?

24 CHAIRPERSON TIMMERMAN: Well, it's

1 percentage is what I would do, depending upon the
2 height.

3 SECRETARY STACY: But we're saying it will
4 not exceed 60 feet.

5 CHAIRPERSON TIMMERMAN: Okay. But if they
6 put up a 30-foot one, then it's not 300 anymore.

7 MS. LAND: I think we should say five times
8 the height of the total system height. That way --

9 CHAIRPERSON TIMMERMAN: Yeah.

10 MR. EVANS: Is that on --

11 MS. LAND: When you put 500 percent, that
12 gets very confusing for people. When you say "five
13 times," I think it's easier.

14 CHAIRPERSON TIMMERMAN: That's fine.

15 MR. EVANS: And that's rear, sides, front.

16 CHAIRPERSON TIMMERMAN: That's setback.

17 That's every --

18 MS. LAND: It says "from any property line,"
19 so that's all.

20 CHAIRPERSON TIMMERMAN: Yeah.

21 MR. EVANS: Five times the height.

22 MS. LAND: Are you going to have different
23 things for Accessory and Non-Accessory, like we did
24 with Solar?

1 CHAIRPERSON TIMMERMAN: I'm open to that.
2 I kind of laid it out that it would still follow the
3 heights from the districts. So that for --

4 MS. LAND: Heights. So instead of 60 feet,
5 the heights for the district.

6 CHAIRPERSON TIMMERMAN: Which would be
7 60 feet for I-2. But if somebody wanted to do, like,
8 a residential one, and they were in A-1 --

9 MS. LAND: Because the accessory could be in
10 the Residential District.

11 CHAIRPERSON TIMMERMAN: Right.

12 MS. LAND: It's only the Non-Accessory we
13 have to -- we're putting into I-2.

14 CHAIRPERSON TIMMERMAN: I-2. Right.

15 MS. LAND: So we probably want to run down
16 through the same list we did and sort of parallel it
17 with what we did with Solar, but have it applicable to
18 Wind because they are different issues. Right?

19 CHAIRPERSON TIMMERMAN: Right. Yeah.

20 MS. LAND: Okay.

21 CHAIRPERSON TIMMERMAN: Yeah. In my notes,
22 I kind of went through a bunch of different zoning
23 books and had just, like, topics they covered.

24 They had, like, Notice. Like, letting the

1 neighbors know, people within 300 feet of where it
2 would go, or whatever -- like a certain distance know
3 that, Hey, this is going in.

4 MS. LAND: That's a provision that's in the
5 statute for cell towers. They have to send letters,
6 notices within 14 days, that kind of stuff. So
7 there's precedent for saying, yeah, let's ask for
8 notices.

9 CHAIRPERSON TIMMERMAN: So we could do that
10 if we want to do that, I think, the notice.

11 SECRETARY STACY: Yeah.

12 MS. LAND: Okay. We're talking about
13 Accessory Use now, right? Let's go through that
14 first, and, then go to Non-Accessory like we did.

15 CHAIRPERSON TIMMERMAN: Is that how you want
16 to do it?

17 MS. LAND: That's how we did the last one.

18 CHAIRPERSON TIMMERMAN: That's fine.

19 MS. LAND: But I need to take a quick break
20 before we do that.

21 (Ms. Land left the proceedings.)

22 CHAIRPERSON TIMMERMAN: So for Accessory Use
23 that's going to be probably -- that's going to be more
24 Residential. A Residential Use would be Accessory

1 Use.

2 MR. EVANS: Or a single business having
3 something --

4 CHAIRPERSON TIMMERMAN: For sure. It's not
5 a wind farm is my point. It's going to be a smaller
6 application.

7 MR. EVANS: Where we limit the kilowatts or
8 whatever.

9 CHAIRPERSON TIMMERMAN: Where we limit the
10 height, which --

11 MS. PARGEON: How tall it is. Yeah.

12 CHAIRPERSON TIMMERMAN: -- ultimately, it's
13 going to -- we can still limit kilowatts, as well, if
14 we can decide on that.

15 So the question becomes what kind of
16 distance? What do you -- who do you have to let know
17 if you're going to put one up? People within --
18 I mean, if we go with the height based upon what's in
19 the Area in Bulk, you're going to be looking at a wind
20 turbine that's going to be 30 feet tall. So you're
21 not talking -- you're not talking what you see
22 currently. This is what I'll call a Residential Use
23 at that point.

24 MR. EVANS: You kind of almost have to know

1 how tall are those.

2 CHAIRPERSON TIMMERMAN: The ones that are
3 standing are 400 feet.

4 MR. EVANS: Okay. 400 feet.

5 CHAIRPERSON TIMMERMAN: Or thereabouts.

6 MR. EVANS: Gotcha.

7 CHAIRPERSON TIMMERMAN: So you're talking
8 much shorter at this point for an Accessory Use, and
9 do you have to let all of your neighbors know within a
10 quarter mile? And 30 feet is as tall as your house.
11 I mean, home builder?

12 MR. EVANS: Yeah.

13 CHAIRPERSON TIMMERMAN: I mean, for a rough
14 number.

15 MR. EVANS: Right.

16 CHAIRPERSON TIMMERMAN: You're not talking
17 crazy high at that point.

18 MR. EVANS: No, you're right.

19 CHAIRPERSON TIMMERMAN: This is a more
20 residential use.

21 MS. PARGEON: Which is for one single one.

22 MR. EVANS: So would it have a five times
23 setback, 150 feet, or was that just for --

24 CHAIRPERSON TIMMERMAN: I think, you know,

1 if it's regulated at 30 feet, maybe you go maybe
2 250 -- two and a half times -- I was going to do
3 percent again. Two and a half times, instead for a --
4 so it would be a smaller setback at that point, but
5 still -- you still want a reasonable setback.

6 SECRETARY STACY: Right.

7 CHAIRPERSON TIMMERMAN: So --

8 MR. EVANS: So you think a setback for
9 Accessory Use is two and a half times?

10 SECRETARY STACY: Yeah.

11 CHAIRPERSON TIMMERMAN: If you did two and a
12 half times and it was 30 feet tall, that would be
13 60 -- that would be, like, 75 feet. And, then, at
14 that point, if somebody wanted to put one on their
15 residential -- or like an A-1 lot, chances are you
16 could probably -- you would be able to do it because
17 we said the A-1 lot, if you -- future A-1 lots, I
18 should say, because if you make them 200 feet wide,
19 75 feet would be somewhere in the middle off of
20 setbacks. You could put one on an A-1 Residential
21 building lot. So if somebody wanted to do it, they
22 would have the ability to do it at that point.

23 SECRETARY STACY: Uh-huh.

24 (Ms. Land joined the proceedings.)

1 MS. LAND: What is the height that you came
2 up with?

3 CHAIRPERSON TIMMERMAN: We said two and a
4 half times.

5 MS. LAND: That's for the setback, right?
6 Two and a half times of what? What's the maximum?

7 CHAIRPERSON TIMMERMAN: The maximum will be
8 30 feet falling along the area involved.

9 MS. LAND: Okay. Is that feasible? Do they
10 actually exist that size?

11 MR. EVANS: That's what I'm wondering.

12 CHAIRPERSON TIMMERMAN: I'm sure you can get
13 something. I mean, I've -- I've seen stuff that was
14 mounted right on the corner of somebody's shed, and it
15 only stood up this much above the shed. So, I mean --

16 MS. LAND: Okay. What about maximum output?

17 CHAIRPERSON TIMMERMAN: At the end of day,
18 do I care what the output is?

19 MR. EVANS: That's what I was asking.

20 SECRETARY STACY: I don't think you do.

21 MS. LAND: Well --

22 SECRETARY STACY: Or do we have to identify
23 it?

24 MS. LAND: You don't really have to identify

1 it. It could be up to 5 megawatts then.

2 CHAIRPERSON TIMMERMAN: But you would never
3 get that on a 30-foot.

4 MS. LAND: No. As I understand it, like,
5 the one -- the current turbines that are out there,
6 three of them are, like, 4.6 --

7 CHAIRPERSON TIMMERMAN: Right.

8 MS. LAND: -- megawatts.

9 CHAIRPERSON TIMMERMAN: They're one and a
10 half megawatts per one up there.

11 MR. EVANS: But if they made them more
12 efficient. To me it's, like, okay, I wouldn't care if
13 this guy had one and this guy's looked exactly the
14 same, but it put out twice the power, I wouldn't care
15 about that.

16 SECRETARY STACY: Right.

17 MS. LAND: So it's more you're regulating
18 the size and its place, not the output?

19 MR. EVANS: Right.

20 FROM THE FLOOR: The size is the problem.

21 CHAIRPERSON TIMMERMAN: Yeah. A lot of head
22 nods on, "The size is the problem."

23 MS. PARGEON: If you keep them miniature,
24 they're okay. Go giant, forget it.

1 SECRETARY STACY: Okay.

2 CHAIRPERSON TIMMERMAN: So how about for
3 notice? Do we need to let everybody know within a
4 certain radius?

5 MS. PARGEON: At least let the neighbors
6 know.

7 CHAIRPERSON TIMMERMAN: That's kind of my
8 point. Let the neighbors know you're putting it up.

9 MS. PARGEON: Yeah, let the neighbors know.

10 MR. EVANS: Maybe adjoining properties or
11 something like that.

12 MS. PARGEON: Yeah. Right.

13 CHAIRPERSON TIMMERMAN: With the notice,
14 does anybody get a say? Like, you said the cell
15 tower, or whoever, just because you tell them, do they
16 get any kind of say, or is it just peace of mind that
17 they know it's happening?

18 MS. LAND: I think they have the ability to
19 object.

20 CHAIRPERSON TIMMERMAN: Okay.

21 MS. LAND: There's not a lot of stuff to do.
22 It is mostly just making them good neighbors and not
23 springing it on anybody. So what good is notice if
24 people can't --

1 SECRETARY STACY: That's true.

2 MS. PARGEON: Say something about it, yeah.

3 SECRETARY STACY: That's true.

4 CHAIRPERSON TIMMERMAN: So they would have
5 the ability to object?

6 MS. LAND: Do you want them to have the
7 ability to object?

8 MS. PARGEON: You don't want to cram
9 anything down anybody's throat.

10 MR. EVANS: I can't think what good reason
11 it is, but, of course, that's because we're sitting
12 here in the perfect world scenario.

13 CHAIRPERSON TIMMERMAN: If it -- yeah. If,
14 you know -- the light flicker, I've heard this
15 argument. The light flicker, if you have like an
16 autistic child, okay. That probably wouldn't be great
17 for them, you know. Is it different off of a 30-foot
18 versus a 400-foot? For sure. I don't know.

19 MR. EVANS: I see what you're saying. If
20 they have a security light right behind it, and here's
21 the light, and here's the neighbor house (indicating).

22 MS. PARGEON: So that wouldn't be good.

23 MS. LAND: That's something they come to the
24 zoning commission and you look at that stuff. You'll

1 have to go through the -- I mean, I think if it's --
2 and if it's going to come to a zoning commission
3 meeting for a Conditional Use, you'll need to send out
4 notices as a zoning commission ten days before your
5 hearing to everybody that surrounds the property
6 that's being -- no matter what the issue is. I mean,
7 when you have a --

8 CHAIRPERSON TIMMERMAN: That's what you have
9 to do?

10 MS. LAND: Yeah. So surrounding property
11 owners need to know that you're going to have a
12 hearing on that.

13 CHAIRPERSON TIMMERMAN: So if you have a
14 hearing, do they have ability to object at that point?

15 MS. LAND: Well, they can give you their
16 opinions and you have to take them under
17 consideration. But you don't -- they can't veto what
18 somebody else wants to do.

19 If they -- if you have rules that this is
20 what can be allowed, and you have conditions that you
21 put on it, you may always have some neighbor that's
22 not going to be happy.

23 CHAIRPERSON TIMMERMAN: Right.

24 MS. LAND: You can't give them the power to

1 take that away from another property owner, if they're
2 following all the rules.

3 But they do have the right to come and tell
4 you why they think it's going to hurt them. Some
5 people have -- they'll give you a legitimate argument;
6 some may not. You don't know.

7 I've been to a lot hearings where, "I just
8 don't want that by me." Well, that doesn't work.

9 CHAIRPERSON TIMMERMAN: Sorry.

10 SECRETARY STACY: Right.

11 CHAIRPERSON TIMMERMAN: Okay.

12 MS. PARGEON: Or ones that just show up.

13 MS. LAND: There are those. And there's
14 nothing wrong with that, but, by default, people will
15 get notice.

16 CHAIRPERSON TIMMERMAN: Okay.

17 MS. LAND: Because it's going to be a
18 Conditional Use.

19 CHAIRPERSON TIMMERMAN: Okay.

20 MS. LAND: Now, if you put on it there that
21 it's a requirement of the applicant to give the
22 notice, it saves you guys some hassle and trouble.

23 CHAIRPERSON TIMMERMAN: Sure. I like that
24 point.

1 MS. LAND: The future zoning inspector will
2 really like that.

3 CHAIRPERSON TIMMERMAN: Okay. Do it then.

4 I read in a couple of them where it says it
5 must meet electric code, building code, stuff like
6 that. Is that stuff that you actually have to spell
7 out?

8 MS. LAND: We have that up in here. Design
9 the Solar Energy System must conform to all applicable
10 industry standards, as well as all local power and
11 utility regulations and standards.

12 CHAIRPERSON TIMMERMAN: Okay.

13 MS. LAND: You can put that same thing in
14 here.

15 CHAIRPERSON TIMMERMAN: Are you going to
16 start from, like, the solar and kind build?

17 MS. LAND: I'll take those kind of things
18 out of there. But I think you do need to have that it
19 has to comply to particular standards.

20 CHAIRPERSON TIMMERMAN: Okay.

21 MS. LAND: Because, you know, it's not our
22 job to police what somebody does on their property if
23 it's going to be something that turns out to be dumb.
24 But we don't want to give permits for something that

1 they do that's going to burn down their house and the
2 neighbor's house because they didn't follow the
3 standards. You know, sometimes the DIYs go terribly
4 wrong.

5 VICE CHAIRPERSON REHUS: Especially at my
6 house.

7 MS. LAND: Speaking from experience.

8 CHAIRPERSON TIMMERMAN: Another section I've
9 seen is utility notifications, or contacting the
10 utility company. If you're going to sell back any
11 power, I assume you have --

12 MS. LAND: They'd have to have agreements in
13 place with the utility companies. And we don't want
14 to be involved in that.

15 SECRETARY STACY: No.

16 MR. EVANS: No.

17 CHAIRPERSON TIMMERMAN: So just leave that
18 out? I mean, they're going to put it -- just randomly
19 wire into the power line.

20 MS. PARGEON: Well, the utility, wouldn't
21 they --

22 MS. LAND: Not for long.

23 CHAIRPERSON TIMMERMAN: So they're going to
24 have to be in contact.

1 MS. LAND: Yeah. They'll have to. But that
2 would, I think, fall under the local power and utility
3 regulations and standards.

4 CHAIRPERSON TIMMERMAN: Which would be back
5 up at that previous -- okay.

6 Okay. Where to go to next? I've seen
7 aesthetics. They've got to be painted white or gray.

8 MS. LAND: You can't zone aesthetics.

9 CHAIRPERSON TIMMERMAN: Perfect. That's
10 done.

11 MS. LAND: They can be purple, if they want.

12 CHAIRPERSON TIMMERMAN: How about a
13 required, like, maintenance schedule?

14 MS. LAND: I don't know that you can
15 require -- you can't micromanage into the day-to-day
16 with zoning. You can do the decommission stuff. But
17 how they're doing it in between, it just makes a
18 difference for when they get to the decommission time.

19 You know, we can't -- we can do the checking
20 in, make sure it's still producing power, and they're
21 still using it, like we do with the solar fields. But
22 we can't -- I think that goes a bit beyond your scope.
23 People will push back on that.

24 CHAIRPERSON TIMMERMAN: Okay. Are you

1 looking at these all from an Accessory and
2 Non-Accessory point of view like that?

3 MS. LAND: Some, yeah. Some will never
4 apply to Non-Accessory, so these things you're talking
5 about?

6 CHAIRPERSON TIMMERMAN: Yeah. I'm kind of
7 checking them off as things we've gone through. And
8 I'm like, well, does it somehow apply to one but not
9 the other, is all I'm asking.

10 MS. LAND: Right.

11 CHAIRPERSON TIMMERMAN: I've seen warning
12 signs.

13 MS. LAND: Warning of what?

14 CHAIRPERSON TIMMERMAN: The electrical
15 power, or whatever. You don't sound too --

16 There's permit processes. So, like, what
17 you require, which falls under the -- Solar had
18 something very similar.

19 MS. LAND: Uh-huh. We'll require that they
20 get all the applicable permits to be able to produce
21 what they are producing.

22 CHAIRPERSON TIMMERMAN: Yeah. So that will
23 be that.

24 How about, like, noise ratings?

1 MS. LAND: You can regulate noise. You can
2 probably --

3 MS. PARGEON: The decibels of it.

4 MS. LAND: You can regulate noise.

5 CHAIRPERSON TIMMERMAN: Yeah.

6 MS. LAND: You can't regulate times of use
7 of noise. You can't say that, You can't have any
8 noise after 10:00 p.m. You can't do that.

9 I mean, there's some pretty significant case
10 law about that. Apparently, when King's Island -- no,
11 not King's Island. Six Flags went in up by Cleveland,
12 by Aurora, I guess, the neighbors were not happy with
13 how late the coasters were running and the lights were
14 on. And they tried to zone it, too, and they lost at
15 the State level. They can't do that.

16 CHAIRPERSON TIMMERMAN: Okay. From a lot of
17 the ones I was looking at, it looks like Green
18 Creek's, theirs is 60 decibels. Alpena is
19 55 decibels. And I think this was Shawnee Township
20 was 50 decibels.

21 MS. LAND: What is a normal amount of sound
22 output from one?

23 CHAIRPERSON TIMMERMAN: I don't know.

24 MS. LAND: I don't either. I don't know

1 what number to pick. And how are we going to measure
2 it?

3 MR. EVANS: Part of that would be handy to
4 have, like, let's say somebody's got a bad bearing.
5 I don't know these -- and it's squealing and it
6 squeals all night long --

7 CHAIRPERSON TIMMERMAN: Right.

8 MR. EVANS: -- if there's not any way that
9 you can say, Hey, you've got to fix that.

10 MS. PARGEON: You got to grease it.

11 MR. EVANS: Where if there's some kind of
12 decibel thing, if you're in your yard, and it's --

13 CHAIRPERSON TIMMERMAN: I think, for me,
14 part of the permitting would be to have documentation
15 on what you're putting in, and I would think that they
16 all say, This unit is this many decibels, or, you
17 know, they would have a rating of it.

18 MS. LAND: But we need to know what our
19 maximum that we'll permit is. I think we have to have
20 that in there.

21 CHAIRPERSON TIMMERMAN: Right.

22 MS. LAND: And I have not a clue. I don't
23 even know where to find that. I suppose we could
24 probably Google the manufacturers and see what they

1 say.

2 CHAIRPERSON TIMMERMAN: Zoe, you on it?

3 FROM THE FLOOR: I know there is like a
4 certain amount of decibels that you're not supposed to
5 consecutively have --

6 CHAIRPERSON TIMMERMAN: Yes.

7 FROM THE FLOOR: -- on a day-to-day.

8 CHAIRPERSON TIMMERMAN: Do you want to --
9 can you do a Google search on what decibel --

10 FROM THE FLOOR: I do know that you can't --
11 over 80 is you need earplugs.

12 CHAIRPERSON TIMMERMAN: Right.

13 FROM THE FLOOR: That's just, you know,
14 like, a short bit. So if there's a -- I've got to
15 find decibel range.

16 CHAIRPERSON TIMMERMAN: Doing a Google
17 search on it, 60 is conversation, is my understanding.

18 MS. LAND: Yeah.

19 CHAIRPERSON TIMMERMAN: So just imagine your
20 neighbors outside talking all the time, except for
21 it's not talking.

22 MS. LAND: When we were at the Power Siting
23 Board, they had the sound engineers testifying, and
24 they were saying the decibels that come off of the

1 sound of the hum on, you know -- and they were, like,
2 5, or something like that. And they are like, Well,
3 how much is that? And the guy goes, "Well, somebody
4 your age wouldn't hear it." Like, thank you.

5 (Laughter.)

6 FROM THE FLOOR: 35 to 40 decibels is the
7 normal -- the average output of a land-based
8 utility-scale wind turbine.

9 FROM THE FLOOR: But that's from 300 meters
10 away.

11 CHAIRPERSON TIMMERMAN: 300 meters?

12 FROM THE FLOOR: Yeah.

13 MR. EVANS: That's a long ways away.

14 CHAIRPERSON TIMMERMAN: That's a long ways
15 away.

16 FROM THE FLOOR: Where are you measuring it
17 from? The edge of your setback?

18 CHAIRPERSON TIMMERMAN: Probably from the
19 setback would be a good place to measure from.

20 SECRETARY STACY: What if you had multiple
21 ones?

22 MS. PARGEON: Yeah.

23 CHAIRPERSON TIMMERMAN: It would add up.

24 MS. PARGEON: And they all get together at

1 the same time.

2 MR. EVANS: It almost seems like you're the
3 one that is -- it's not yours; it's your neighbor's.
4 And it seems like if you stand on your property line
5 it shouldn't be so loud. You know what I'm saying?
6 Like, if it's loud in here, and they've got 20 acres,
7 I don't care how loud it is there. It's at my
8 property line that I don't want to hear it.

9 CHAIRPERSON TIMMERMAN: Right.

10 SECRETARY STACY: Right.

11 CHAIRPERSON TIMMERMAN: It's for protecting
12 you from your neighbor.

13 MR. EVANS: Right. That way, I guess,
14 maybe --

15 CHAIRPERSON TIMMERMAN: Deb brings up a good
16 point. What if somebody put up five of them. It's
17 additive. You know, it's going to get louder and
18 louder.

19 MS. PARGEON: Especially when they get into
20 sync together.

21 CHAIRPERSON TIMMERMAN: Yeah.

22 MS. PARGEON: And they do.

23 CHAIRPERSON TIMMERMAN: Firsthand knowledge.

24 MS. PARGEON: Firsthand knowledge. Yes.

1 MS. LAND: Well, you could alleviate that by
2 putting a maximum on how much output they can have.

3 Like, if, you know, you don't want them to
4 end up with four or five on one property for an
5 Accessory Use, you could limit the amount of output
6 they're allowed to produce, and, then, it will cut
7 down on how many they'll have. And, again, we're in a
8 realm of I have no idea what those numbers are or how
9 to do that.

10 FROM THE FLOOR: Really quick. According to
11 Wind Measurement International, they did some studies
12 on this, it looks, and they say it is around 96 to
13 101 decibels from zero feet. So that's point of
14 origin what the decibel output is. It goes down on a
15 curve the further --

16 CHAIRPERSON TIMMERMAN: So you need earplugs
17 underneath it.

18 FROM THE FLOOR: Huh?

19 CHAIRPERSON TIMMERMAN: So you need -- yeah.
20 That's for playing along.

21 I said, So you need earplugs underneath it?
22 What? Can't hear ya.

23 You've been around wind turbine too much.

24 FROM THE FLOOR: I guess.

1 FROM THE FLOOR: And it says no higher than
2 80 decibels for adults. No higher than 75 for
3 children, 40-hours-a-week exposure. That's a week.
4 40 hours a week.

5 MR. EVANS: That's what I was kind of
6 thinking. And I don't know, if you have two
7 45 decibels side by side, does that mean it's 90 or is
8 it still 45?

9 CHAIRPERSON TIMMERMAN: I don't think it
10 adds up that way. I can't remember how they add up.

11 MR. EVANS: Right. And that's why I think
12 it is a big concern at your property.

13 MS. LAND: I never even took physics.

14 FROM THE FLOOR: You guys are teaching me
15 all kinds of things here.

16 CHAIRPERSON TIMMERMAN: So, for Accessory
17 Use, I'd probably -- first of all, I think it -- I
18 think it matters what it is at the setback distance
19 because, ultimately that's your neighbor's property.
20 So I think that's where it matters. But the
21 literature that comes with it, isn't it going to say
22 at 75 feet, or, you know, at your setback, it's not
23 going to come that way.

24 MS. LAND: So you're talking about -- when

1 you were talking about your neighbor and your property
2 lines, talking about if this is the property that has
3 the wind turbine, we want to know what the sound is
4 here at the edge of the property that belongs to the
5 guy next door, correct?

6 MR. EVANS: That's my thought.

7 MS. LAND: So we don't -- over here, we
8 don't care. That's up to them.

9 SECRETARY STACY: That's right.

10 MS. LAND: It would be bad to have too high.

11 CHAIRPERSON TIMMERMAN: Right.

12 MS. LAND: Yeah. But let's hope they don't
13 do that. But we need it measured from the neighbor's
14 property line.

15 CHAIRPERSON TIMMERMAN: Right. That would
16 be ideal way to do it, but that's not what the
17 literature is going to say, is my point.

18 MS. LAND: Yeah.

19 CHAIRPERSON TIMMERMAN: I think it's going
20 to taper off over a distance. I think, if you put --
21 I mean, if you -- choosing a number arbitrarily, if
22 you say that the literature has to be 50 decibels or
23 less, then -- or say it is at 50 decibels, at the
24 proper line it's probably 45 decibels. So I don't

1 remember what was 45 decibels. Your refrigerator is
2 45 decibels?

3 SECRETARY STACY: Did they say 80 was
4 conversation?

5 CHAIRPERSON TIMMERMAN: 60 is conversation.

6 FROM THE FLOOR: Really quick. So the
7 45 decibel range from earlier, at 300 meters away,
8 just to give a kind of scale there, that's about
9 1,000 feet. And according to the Ohio Board of
10 Medicine, they've done studies showing that -- they
11 say that turbines have sound disturbance up to
12 1,300 feet away. So that's --

13 CHAIRPERSON TIMMERMAN: That was what
14 decibel then at 1,000?

15 FROM THE FLOOR: That's 45 at 300 meters
16 away, which is about -- which is 984 feet.

17 CHAIRPERSON TIMMERMAN: Say the number
18 again, decibels at that distance.

19 FROM THE FLOOR: 45.

20 CHAIRPERSON TIMMERMAN: 45 decibels, and
21 that's -- and they say that's still a disturbance?

22 FROM THE FLOOR: The Ohio Board of Medicine.

23 CHAIRPERSON TIMMERMAN: Yeah. So, I mean,
24 if that's a disturbance, I think it's got to be, like,

1 40 then at the property line, which is probably 45 in
2 the literature, just to make a number at this point.

3 Does anybody agree? We good with that?

4 MS. PARGEON: Yeah.

5 MR. EVANS: And I think it's got to be that
6 way.

7 MS. LAND: So we're saying 40 at the
8 property line.

9 CHAIRPERSON TIMMERMAN: And 45 would be the
10 max, from the literature.

11 MR. EVANS: I think something happens, with
12 age, it gets noisier. You should still be able to
13 stand on your property line. Okay. It used to be 40,
14 but now it's 60. Then you should be able --

15 CHAIRPERSON TIMMERMAN: Right.

16 MS. LAND: As we age, we don't hear as much.

17 MS. PARGEON: Well, if they would grease it
18 now and then, they would -- it wouldn't get loud, if
19 they remember to do the maintenance on it.

20 CHAIRPERSON TIMMERMAN: I think if -- I
21 think it's going to be tough, to your point, of who is
22 going to monitor it at the property line. That's why
23 I'm choosing numbers. So I thought 45 for the unit
24 itself. And, then --

1 MS. LAND: Then the property owner will have
2 the burden of selecting the unit that they want to use
3 that has the stats that fit what we're asking for.

4 CHAIRPERSON TIMMERMAN: Exactly. And if the
5 -- then the only time you would ever have to enforce
6 the 40 at the property line is if the neighbor's,
7 like, Hey, listen. It's gotten a lot louder over the
8 years, and, then, at that point you can probably --
9 you could get a decibel meter.

10 MS. LAND: Decibel meter. The health
11 department might be able to do those kind things to
12 help you out with it. They can do light meters and
13 different -- you know, that lumen candles.

14 FROM THE FLOOR: So the Apple Watch does
15 sounds decibels, and you guys talking, for me, is 50.

16 CHAIRPERSON TIMMERMAN: Do you want us to
17 quiet down?

18 FROM THE FLOOR: Too loud. Okay. My ears
19 are really --

20 MS. PARGEON: Didn't know you had watch that
21 could tell you that.

22 MR. EVANS: I think there's an app for the
23 phone.

24 CHAIRPERSON TIMMERMAN: That's what she was

1 just saying.

2 SECRETARY STACY: Yeah.

3 MS. LAND: My watch isn't that fancy.

4 CHAIRPERSON TIMMERMAN: For safety reasons,
5 should there be a wind speed rating? I mean, what
6 happens whenever it gets above certain wind speed?
7 You ever seen the YouTube videos where they explode?

8 MS. PARGEON: Yeah. If nobody's home to
9 shut it off quick.

10 MS. LAND: Will the setbacks that we are
11 establishing accomplish what we want with that?

12 SECRETARY STACY: I think so.

13 MS. LAND: Because, you know, we're not --
14 zoning isn't telling you how to do your thing on your
15 property. They're telling you how to do your thing on
16 your property so it doesn't affect your neighbor.

17 CHAIRPERSON TIMMERMAN: Right.

18 MS. LAND: So if they create for themselves
19 a situation that burns up their wind turbine, or
20 whatever --

21 MS. PARGEON: That -- we can rejoice.

22 MS. LAND: That's something that we can't
23 really regulate for.

24 CHAIRPERSON TIMMERMAN: Okay. You good with

1 that then?

2 SECRETARY STACY: Yeah.

3 CHAIRPERSON TIMMERMAN: I've seen where they
4 had lighting restrictions. You can't have any lights
5 that -- anything -- you can't have any more than what
6 the FAA requires. But if you're at 60-foot, there's
7 is no FAA requirement. So I imagine there's not going
8 to be lighting.

9 MS. LAND: There's no FAA requirement for a
10 60-foot?

11 CHAIRPERSON TIMMERMAN: I have no idea. I'm
12 assuming that. I have no idea.

13 MS. PARGEON: Well, they have to put a light
14 on it. You have to have a light on it.

15 MR. EVANS: Oh, this is --

16 CHAIRPERSON TIMMERMAN: It's only 60 feet
17 tall. What's flying at 60 feet?

18 MS. PARGEON: Oh, okay. Nothing. Birds.

19 MR. EVANS: If we're talking accessory,
20 that's 30 --

21 MS. PARGEON: Yeah, the crop duster. Yes.

22 CHAIRPERSON TIMMERMAN: Then say, No more
23 than what the FAA requires.

24 MS. LAND: Yeah.

1 CHAIRPERSON TIMMERMAN: Actually, we're
2 looking at Accessory Use right now, so we're looking
3 at 30 feet.

4 MS. LAND: They are flying at 30 feet.

5 CHAIRPERSON TIMMERMAN: Yeah. But just to
6 keep it consistent, if you want to put the FAA
7 requirement on lighting.

8 Another thing I've seen for safety reasons
9 is climb prevention. Maybe that's a bigger thing
10 on --

11 MS. LAND: That's a personal thing inside
12 their lot. It is.

13 CHAIRPERSON TIMMERMAN: Okay.

14 SECRETARY STACY: I agree.

15 MS. LAND: Somebody would have to be -- it's
16 either them on their lot, or somebody trespassing.

17 SECRETARY STACY: True.

18 MS. LAND: And, then, that's, again --

19 CHAIRPERSON TIMMERMAN: Vertical clearance.
20 So how -- basically how low the blade can swing.

21 MS. PARGEON: So it doesn't take anybody's
22 head off.

23 SECRETARY STACY: Again, if it's not --

24 MS. LAND: As long as --

1 SECRETARY STACY: It's on --

2 MS. LAND: -- it stays within the setbacks.

3 CHAIRPERSON TIMMERMAN: There was a maximum
4 vibration that was in Alpena. I handed that over to
5 you.

6 MS. LAND: Where is Alpena?

7 CHAIRPERSON TIMMERMAN: Michigan.

8 MS. LAND: Okay. Not Ohio rules. They may
9 get to do stuff we can't do.

10 CHAIRPERSON TIMMERMAN: Okay. So -- and
11 I wouldn't even know where to start on max vibration.

12 MS. LAND: I haven't a clue.

13 MS. PARGEON: Well, maybe it would fall
14 apart and we wouldn't have to worry about it.

15 CHAIRPERSON TIMMERMAN: Potential ice
16 throwing.

17 SECRETARY STACY: Again, setbacks. That
18 would be -- the neighbor should be protected. And if
19 you incur damage on your property, it's of your own
20 choosing.

21 MS. LAND: And if we find that there are
22 30-foot wind turbines that are ice throwing far enough
23 to damage, then we have to relook at our setbacks and
24 deal with that.

1 CHAIRPERSON TIMMERMAN: Again, though --

2 MS. LAND: Seems like an awful long way.

3 CHAIRPERSON TIMMERMAN: Yeah. It would
4 apply to Non-Accessory, which could be taller.

5 MS. LAND: When we get to the Accessory, we
6 may have some other issues with that.

7 CHAIRPERSON TIMMERMAN: Visual impact.
8 I assume that probably goes back to the aesthetics
9 basically.

10 MS. LAND: Yeah.

11 CHAIRPERSON TIMMERMAN: Shadow flicker.

12 MS. LAND: Won't the setbacks take care of
13 that?

14 MS. PARGEON: Yeah. I hope so.

15 SECRETARY STACY: I would think.

16 CHAIRPERSON TIMMERMAN: I would assume, for
17 the most part.

18 Anything with interconnection agreements?

19 MS. LAND: That, I think, is covered by
20 saying that they have to have all local power utility
21 regulations and standards followed.

22 CHAIRPERSON TIMMERMAN: Equipment
23 replacement. If -- anything that's grandfathered in,
24 if you have -- are they allowed to replace it?

1 MS. LAND: I think that would fall under
2 your Nonconforming Uses. If it's something that's
3 nonconforming, then it would fall under the same
4 category as any other nonconforming use.

5 CHAIRPERSON TIMMERMAN: Okay.

6 MS. LAND: See, it's a double-edge sword
7 saying that, if something is permitted, and, then, it
8 can't be replaced, then you have a tendency to have
9 things really run down. As opposed to, if you can
10 replace them, they can be upgraded and kept. So
11 it's --

12 CHAIRPERSON TIMMERMAN: Right.

13 MS. LAND: -- kind of a six of one, half a
14 dozen of the other. And I'm not sure which way -- you
15 guys can pick how you want to look at it.

16 CHAIRPERSON TIMMERMAN: I would assume
17 you -- I mean, I don't know. Would you have to
18 resubmit for approval at that point?

19 MS. LAND: Only if they're going to be
20 changing materially what it is. If you have a permit
21 to build your house, you don't have to get another
22 permit to do anything on the inside or around the
23 siding, the roof. You would need a permit to add a
24 deck because you're changing your footprint.

1 So it would be like if they are changing the
2 height, the decibels, anything that changes the rules
3 where it's not going to fit what it fit in the last
4 one, then they would have to come back and get a
5 different permit. As long as they are replacing with
6 what they have, then you wouldn't have to.

7 CHAIRPERSON TIMMERMAN: Okay. I think it
8 should follow the same rules as what we did with, you
9 know, if something's destroyed, it's still -- you said
10 60 percent on other items. I think that's where we
11 settled.

12 SECRETARY STACY: Nonconforming Uses.

13 MS. LAND: That's for the Nonconforming Use.

14 CHAIRPERSON TIMMERMAN: Where it stated
15 before, would that cover this as well?

16 MS. LAND: Uh-huh. As long as it's --

17 CHAIRPERSON TIMMERMAN: If it's a generic.

18 MS. LAND: If it exists and it's not in a
19 I-2 section for Non-Accessory --

20 CHAIRPERSON TIMMERMAN: Yeah.

21 MS. LAND: -- yes. That 60 percent only
22 applies if it's a nonconforming use. But if it's
23 allowed in the area that it's in, and it's a
24 conforming use, then, that 60 percent won't have

1 anything to do with it. It can be totally destroyed;
2 they can put it back because it's not nonconforming.
3 It's allowed.

4 CHAIRPERSON TIMMERMAN: Okay.

5 MS. LAND: What about if they stop
6 functioning? Do you want to have a every-other-year
7 check-in like we do for solar?

8 MS. PARGEON: Yeah.

9 MS. LAND: Make sure they're still
10 functioning?

11 CHAIRPERSON TIMMERMAN: The good news is you
12 can look at a wind turbine --

13 MS. LAND: You can tell.

14 MS. PARGEON: No, it's not going.

15 CHAIRPERSON TIMMERMAN: I saw, on other
16 ones, if they're not functioning, you know, if you see
17 that they're not working for, like, 30 days or
18 something like that, 90 days, 30 days, I can't
19 remember, then it has to be tore down.

20 MS. PARGEON: Well, there's one on 99 that
21 hasn't been functioning.

22 MS. LAND: Let me think here. I'm running
23 through the scenarios here.

24 CHAIRPERSON TIMMERMAN: Yeah.

1 MS. LAND: You send them a letter as zoning
2 inspector saying it hasn't been functioning for the
3 last 30 days. Yes, it has. It's been functioning at
4 night. Haven't you seen it?

5 So we're going to have to have some means of
6 proof. You know, we can send them and say, We believe
7 it's not been functioning for the last 30, 60, 90
8 days, whatever. You need to give us proof that it is.
9 Proof of the output. You can put that in there.

10 CHAIRPERSON TIMMERMAN: Okay.

11 MS. LAND: Okay.

12 MS. PARGEON: That would be good.

13 MS. LAND: Because I guarantee you, every
14 one that you say isn't functioning will have been
15 functioning at night when you weren't looking.

16 CHAIRPERSON TIMMERMAN: Right. So they
17 would have to have proof.

18 That would -- the last two things are
19 abandonment and decommissioning.

20 MS. LAND: Yeah. And I think we --

21 CHAIRPERSON TIMMERMAN: Is that kind of
22 covered by that or -- well --

23 MS. LAND: No. I think you'd want to do the
24 same kind of thing you did with the solar. Do you

1 want the three month?

2 MS. PARGEON: Yeah.

3 CHAIRPERSON TIMMERMAN: Yeah. Okay. And
4 same kind of decommissioning with a bond.

5 MS. PARGEON: Uh-huh.

6 MS. LAND: And then a bond.

7 MR. EVANS: Are you saying that for
8 Accessory or both?

9 MS. LAND: Did we put the bond in the
10 Accessory?

11 CHAIRPERSON TIMMERMAN: We didn't do it on
12 the Accessory.

13 MS. LAND: They still pose the same danger.

14 CHAIRPERSON TIMMERMAN: They do.

15 MS. PARGEON: Yeah.

16 CHAIRPERSON TIMMERMAN: Maybe it makes sense
17 to do it on --

18 MS. LAND: You're going to get a lot more
19 pushback for the Accessory one doing that.

20 MR. EVANS: Yeah.

21 SECRETARY STACY: Uh-huh. Can they be
22 different?

23 MS. LAND: Sure. The thought process would
24 be that Accessory is part of your residence. It's

1 just part of your yard, part of your functioning in
2 your house. You know, the difference between a well
3 or city water, or a cistern, or whatever you want to
4 do. Where the Non-Accessory is, by definition, going
5 to be a business operation and bigger.

6 CHAIRPERSON TIMMERMAN: Well, yes and no.
7 Because we said if a business put up an accessory
8 use --

9 MS. LAND: But that would still be their --
10 to take care of part of their choices for how they are
11 running their business versus it being the business.

12 CHAIRPERSON TIMMERMAN: Right.

13 MS. LAND: I mean, that's where I was kind
14 of going with that.

15 CHAIRPERSON TIMMERMAN: We've said from the
16 start that we wanted to be light on Residential and
17 heavier on Industrial, so that would follow those --
18 that train of thought.

19 SECRETARY STACY: Uh-huh.

20 CHAIRPERSON TIMMERMAN: So I think I
21 probably would have a decommissioning plan for --

22 MS. LAND: The township trustees have --
23 outside of zoning, they have the authority to remove
24 nuisances and junk cars. There are two different

1 statutes. They have to go through a process of
2 sending letters and, if they don't get it done, you
3 know, they have to pass Resolutions, send letters.
4 Another Resolution, another letter. And, then, they
5 can go and they can remove it and put it on somebody's
6 taxes.

7 So if you have one that is an Accessory Use
8 in a Residential that you know is starting to be a
9 hazard because it looks like it's all broken and
10 stuff, they could use that nuisance statute outside of
11 zoning to remove it, too.

12 CHAIRPERSON TIMMERMAN: What if we did this.

13 MS. LAND: There are some abilities to do
14 that.

15 CHAIRPERSON TIMMERMAN: What if we put a
16 decommissioning plan in there, but it doesn't include
17 the bond? It sets an example of, Hey, here's what
18 we're expecting you to do. If it stops functioning,
19 we want you to take it down.

20 MS. PARGEON: Because then it turns into an
21 eyesore.

22 CHAIRPERSON TIMMERMAN: Right. Within that
23 three months or whatever.

24 SECRETARY STACY: Yeah.

1 CHAIRPERSON TIMMERMAN: So it can be the
2 same thing; it just doesn't include the bond.

3 SECRETARY STACY: Correct.

4 MS. LAND: Okay. So this is all for
5 Accessory that we've just been doing?

6 CHAIRPERSON TIMMERMAN: Yeah.

7 MS. LAND: So the applicant has to give
8 notice to surrounding property owners. A height
9 maximum of 30 feet.

10 CHAIRPERSON TIMMERMAN: Uh-huh.

11 MS. LAND: The setback is two and a half
12 times the height of the final system. The definition
13 of height is --

14 CHAIRPERSON TIMMERMAN: To the tip.

15 MS. LAND: -- defined in there. Did that
16 make sense that we would use that?

17 MR. EVANS: From the ground to the tallest
18 point during operation. Okay.

19 MS. LAND: Okay. I want to put in the
20 section from Solar about standards and local power and
21 utility regulations and standards.

22 CHAIRPERSON TIMMERMAN: Yeah.

23 MS. LAND: And, then, the permitting thing,
24 same thing as we have in Solar. We'll use that.

1 Sound, 40 to 45 decibels.

2 CHAIRPERSON TIMMERMAN: So 45 would probably
3 be the rated.

4 MS. LAND: Probably. At the property line,
5 right?

6 MS. PARGEON: Yes.

7 CHAIRPERSON TIMMERMAN: We wanted 40 at the
8 property line.

9 MS. LAND: 40.

10 MS. PARGEON: Yeah.

11 MS. LAND: Okay. 40 decibels at the
12 property line.

13 CHAIRPERSON TIMMERMAN: Can you make a note
14 that because -- yeah -- which would be -- 45 would be
15 like the -- I don't know what the term would be. Like
16 the --

17 SECRETARY STACY: Threshold.

18 CHAIRPERSON TIMMERMAN: I'm saying like the
19 published decibel level is what I would probably do.

20 SECRETARY STACY: To give it -- you're
21 documenting where you're getting that information.

22 CHAIRPERSON TIMMERMAN: For the permit,
23 like, the documentation about that wind turbine should
24 say 45 or less.

1 MR. EVANS: I can see that. Let's say it
2 says 45. The guy puts up it and it's 50, you're going
3 to say, Okay. You have to send it back.

4 CHAIRPERSON TIMMERMAN: I know.

5 MR. EVANS: It's just what it is at the
6 property line.

7 CHAIRPERSON TIMMERMAN: Okay. I'm okay with
8 that.

9 MR. EVANS: But, no. I'm saying you're
10 fine.

11 MS. LAND: Well, there is some problem with
12 that process because we can't go onto the property at
13 the point zero to test it unless the property owner
14 permits us to be there because you have to have
15 probable cause to believe that there's a violation of
16 the statute to be able to go in because we are still
17 public.

18 SECRETARY STACY: But we're only concerned
19 with the property line, though.

20 MS. LAND: If we're only concerned at the
21 property line, you stand on the neighbor's property
22 line because they'll probably let you stand there.

23 CHAIRPERSON TIMMERMAN: If everyone is
24 complaining, they would let you stand there. Okay.

1 Property line, 40.

2 MS. LAND: Okay. Lighting. FAA regs for
3 lighting, whatever they require.

4 When they are nonfunctioning, we have to
5 have -- I'm going to take out the 60 percent
6 destroyed.

7 CHAIRPERSON TIMMERMAN: Because that will be
8 covered. Is that what you're getting at?

9 MS. LAND: It's not a Nonconforming Use.
10 They are permitted here.

11 CHAIRPERSON TIMMERMAN: Since this is an
12 Accessory Use.

13 MS. LAND: Right. Nobody has one now around
14 their house, do they, that will end up being a
15 Nonconforming Use.

16 CHAIRPERSON TIMMERMAN: That will end up
17 being Nonconforming? I don't think so.

18 MS. LAND: Okay. And, then, if it's
19 apparently nonfunctional for a period of time. What?
20 30, 60, 90 days?

21 MR. EVANS: Three months. What did you say?

22 CHAIRPERSON TIMMERMAN: 90 days. That would
23 follow what we have with the other.

24 MS. LAND: You would require proof of

1 function.

2 CHAIRPERSON TIMMERMAN: There is one guy on
3 215 that has a small one in his backyard. I don't
4 know what the height is. I'm assuming it's probably
5 45 feet.

6 MS. LAND: So that would be Nonconforming.

7 Then we'll put the -- well, we won't need to
8 put that in there because it would still just follow
9 the Nonconforming rules.

10 CHAIRPERSON TIMMERMAN: Yeah.

11 MS. LAND: After it's abandoned, it has to
12 be removed within three months. And they have to
13 provide decommissioning plan, but no bond.

14 Is there anything else in there that you
15 think needs to be addressed?

16 CHAIRPERSON TIMMERMAN: That is every note
17 I had.

18 MR. EVANS: I don't know if at some point we
19 have to -- I don't know if there's such a thing as
20 storage for wind.

21 CHAIRPERSON TIMMERMAN: Battery storage?

22 MR. EVANS: Or any storage for energy.

23 CHAIRPERSON TIMMERMAN: This same Section 22
24 out of here, we covered that.

1 MS. LAND: I think that -- yeah.

2 CHAIRPERSON TIMMERMAN: This is a generic.
3 It covers all energy storage.

4 MS. LAND: Any kind of storage.

5 And, then, if we do end up some day being
6 able to regulate or have to regulate thermal or any of
7 those things, we already have the battery -- or the
8 storage. Let's hope we don't have to deal with that.

9 CHAIRPERSON TIMMERMAN: Cindy, we are at
10 7:13 right now. I think Non-Accessory would go rather
11 quick because we've kind of set the groundwork. I'm
12 leaving that up to you.

13 MS. LAND: I'm fine. If you -- let's go.

14 CHAIRPERSON TIMMERMAN: Does everybody
15 agree?

16 MS. PARGEON: Let's go.

17 MS. LAND: Get it done.

18 CHAIRPERSON TIMMERMAN: Because, for me, a
19 couple numbers change, but I would keep it pretty much
20 the exact same as what you had.

21 MS. LAND: Okay.

22 CHAIRPERSON TIMMERMAN: The height would
23 change to 60 because it would be in an I-2 district.
24 I would increase the setbacks to

1 500 percent, but that's open for debate.

2 MR. EVANS: Five times?

3 CHAIRPERSON TIMMERMAN: That's the five
4 times that we discussed from earlier.

5 My notes, I said the noise would be at
6 60 decibels at the property line, but with that -- you
7 know what? I'd probably keep the set -- I mean, you
8 could have a louder noise rating, the 60 decibels, but
9 because of the setbacks, you would be back down to the
10 40 would be ideally at the property lines. Anybody
11 have thoughts on that?

12 MR. EVANS: I think if we keep it 40,
13 because I'm thinking why should you hear more noise
14 because of --

15 MS. PARGEON: Yeah. Right.

16 CHAIRPERSON TIMMERMAN: Right. So keep it
17 at 40.

18 My numbers were initially like what the unit
19 should be rated at or whatever, and that's 60. But
20 the further it's set back, you would still
21 theoretically achieve maybe that 40. I think just
22 sticking with the 40 at the property line.

23 SECRETARY STACY: One question that I have.
24 If there's other activities taking place on that

1 property, how are you going to determine -- there
2 could be other --

3 CHAIRPERSON TIMMERMAN: If they have more --

4 SECRETARY STACY: There's other things that
5 we're not talking about.

6 CHAIRPERSON TIMMERMAN: You don't have a
7 density thing on this at all yet.

8 SECRETARY STACY: I mean, it would be -- if
9 there are multiple sources creating the sound, how
10 could you determine --

11 CHAIRPERSON TIMMERMAN: Which one?

12 SECRETARY STACY: -- what the true value of
13 one particular thing is?

14 MR. EVANS: But, like, if you're at your --
15 and are we talking about residential property line?
16 I mean --

17 CHAIRPERSON TIMMERMAN: This is at the
18 property line.

19 MR. EVANS: Because I'm thinking, okay,
20 we're going to be -- how many thousand feet are we
21 going to be Residential from I-2?

22 MS. LAND: Residential could be right
23 beside.

24 CHAIRPERSON TIMMERMAN: Theoretically, it

1 could be right nextdoor.

2 MR. EVANS: Right. We have that. Yeah.

3 CHAIRPERSON TIMMERMAN: I think --

4 MR. EVANS: If you had the decibel rating,
5 and let's say it's 40, then, is it up to that whoever
6 is generating the noise to get it below 40 decibels?

7 MS. LAND: Uh-huh.

8 MR. EVANS: Or --

9 MS. PARGEON: Let them slate their building
10 then.

11 CHAIRPERSON TIMMERMAN: Is it cumulative?

12 Is it additive?

13 MS. LAND: If you want to make it 40, it has
14 to be 40. And, then --

15 CHAIRPERSON TIMMERMAN: It doesn't
16 matter how --

17 MS. LAND: -- I think I would put the burden
18 on them to adjust whatever they are doing to make sure
19 that they don't blow more than 40 past the property
20 line.

21 MS. PARGEON: Correct. Yes.

22 MS. LAND: Make sense?

23 CHAIRPERSON TIMMERMAN: So this is in the
24 Wind district right now -- or Wind section. What if

1 the turbine is producing -- what if it's producing
2 39 decibels, and there's something else going on on
3 that property that's producing more to take it over
4 the 40?

5 MR. EVANS: They have to lower it because
6 it's a whole idea of the sound, right?

7 MS. LAND: Sound. Yeah.

8 MR. EVANS: So whatever they have to do to
9 lower the sound.

10 MS. LAND: If they've got somethings else
11 making that sound go over 40, and they have wind
12 turbines, our issue is, if you have wind turbines, you
13 can't blow past 40 on the --

14 CHAIRPERSON TIMMERMAN: Period.

15 MS. LAND: Yeah.

16 MS. PARGEON: Yeah. For anything. Yeah.

17 CHAIRPERSON TIMMERMAN: So it doesn't matter
18 what it's coming from?

19 MS. LAND: Correct.

20 CHAIRPERSON TIMMERMAN: If you --

21 MS. LAND: What else would they have going
22 on?

23 CHAIRPERSON TIMMERMAN: I have no idea.

24 MR. EVANS: Maybe there's a humming noise

1 from a storage facility or something like that.

2 CHAIRPERSON TIMMERMAN: Yeah. Maybe they
3 have battery storage and there's a humming noise
4 coming from it.

5 MS. LAND: Or it blows up.

6 MS. PARGEON: Yeah. Say Yea when it blows.

7 MS. LAND: When the hum gets louder, leave?

8 MR. EVANS: I'm just throwing things out
9 there.

10 CHAIRPERSON TIMMERMAN: No, I like it. I
11 think we need to be thorough with this.

12 SECRETARY STACY: I'm just trying to be a
13 devil's advocate.

14 CHAIRPERSON TIMMERMAN: Yeah.

15 MS. LAND: And I see that point. But
16 I think the burden has to go back on the property
17 owner to come down to that final rule --

18 MS. PARGEON: Yes.

19 MS. LAND: -- which is the 40 at the
20 property line.

21 MR. EVANS: And they can do whatever they
22 want, as long as they get below 40.

23 MS. LAND: Right. Is that something you
24 guys are all happy with?

1 MS. PARGEON: Yeah.

2 CHAIRPERSON TIMMERMAN: As long as you think
3 it stands up to that.

4 MS. LAND: Yeah. All these are untested
5 because it's brand new that you get to do this.

6 CHAIRPERSON TIMMERMAN: Yeah.

7 MS. PARGEON: Somebody's got to start
8 somewhere with it.

9 MS. LAND: You know, I've been involved with
10 a lot of things that are new legislation, and I kind
11 of go by the theory, as long as you have a logical
12 thought out reason for why you make your rule, then --
13 and a paper trail behind it for why it is, then you're
14 usually going to be okay because they're giving you
15 this authority. And, then, you have a good solid
16 reason for the way you're wielding the authority,
17 they're going to be okay with it.

18 CHAIRPERSON TIMMERMAN: Okay.

19 MS. LAND: Can never tell for sure. But
20 that's why there are people like me. You can never
21 tell for sure.

22 Okay. Density.

23 CHAIRPERSON TIMMERMAN: You keep the same as
24 what we did with Solar, like, one per mile.

1 MR. EVANS: What did we have?

2 CHAIRPERSON TIMMERMAN: So for Solar, for
3 Non-Accessory, so a solar farm, they had to be a mile
4 apart.

5 MR. EVANS: Oh, gotcha.

6 CHAIRPERSON TIMMERMAN: So this would be the
7 same kind of thing. This would be a wind farm.

8 MS. LAND: At lot line. Yeah. A mile apart
9 at lot line.

10 MR. EVANS: I'm good with that.

11 CHAIRPERSON TIMMERMAN: You could put -- to
12 argue that, we don't have a maximum number they can
13 put on one property.

14 MS. LAND: Yet. You can do that. You can
15 limit the amount that -- I mean, you limited the solar
16 to 25 kilowatts. You can limit wind to how many
17 megawatts or kilowatts can be produced on a
18 Non-Accessory installation.

19 CHAIRPERSON TIMMERMAN: I'd have to come up
20 with a -- I'd have to do research to come up with a
21 number of what kind of power those put out.

22 MS. LAND: 5 kilowatts is the max -- or
23 megawatts is the max.

24 CHAIRPERSON TIMMERMAN: Megawatts is the

1 max. Right.

2 MS. LAND: So you've got to decide, you
3 know, what you want to have as your limitation. And
4 I think you should put some limitation on it to be
5 able to have some control.

6 MR. EVANS: I kind of wonder, is there --
7 I wonder if there's an industry standard to where --

8 MS. LAND: 5 megawatts is the max.

9 MR. EVANS: If you have a 60-foot-high
10 turbine, is there an industry standard that says --

11 CHAIRPERSON TIMMERMAN: That's what
12 I'm Googling right now, but the internet is terrible
13 in here.

14 MS. LAND: I can't get my phone to
15 do anything.

16 MR. EVANS: That's something we better
17 check. Because if they're 60 feet high, you could
18 have a lot more. But, like I say, you don't want --
19 it can't be 10 feet apart because --

20 CHAIRPERSON TIMMERMAN: Right.

21 MS. PARGEON: The blades might clash.

22 CHAIRPERSON TIMMERMAN: Right.

23 MS. LAND: They also suck each other's air
24 and cause problems.

1 MR. EVANS: Right. That's why I wondered if
2 there's some kind of industry standard and if they had
3 to go by the industry standard.

4 CHAIRPERSON TIMMERMAN: So even if we had an
5 industry standard of what a 60-foot turbine would
6 produce, how many would you want on one lot of land?

7 MR. EVANS: Right. That's the question.

8 CHAIRPERSON TIMMERMAN: Well, density is --
9 you know, with the way we did it last time, it would
10 be, like, from that one solar farm to the next has to
11 be one mile away.

12 MS. LAND: The question is how big are each
13 of these solar farms?

14 CHAIRPERSON TIMMERMAN: If he can put -- if
15 anybody could put 10, you know -- thousands of them on
16 one piece of property --

17 MS. PARGEON: How many.

18 CHAIRPERSON TIMMERMAN: Then the next wind
19 farm would have to be one mile away. So we need to
20 determine how many can be in one wind farm.

21 MR. EVANS: Right. You have them to where
22 they are 250 feet apart or something like that.

23 CHAIRPERSON TIMMERMAN: I don't know what
24 they would require to be apart. It would be nice to

1 just kind of do it as a -- a wattage at which point it
2 comes down to how many would you allow somebody to
3 have.

4 Kind of going back to your -- I think where
5 you're going with this is if each one took up a
6 certain footprint, would we just allow a half of an
7 acre again, kind of like what we did with the solar?
8 And, then, your next one would have to be a mile away
9 before you could do it again.

10 MS. PARGEON: Depends how tall and how far
11 this thing is going to fall down.

12 CHAIRPERSON TIMMERMAN: Well, it can only be
13 60 feet tall. That's what we've decided.

14 SECRETARY STACY: We've already determined
15 height.

16 MS. LAND: And we have a setback of
17 300 feet.

18 CHAIRPERSON TIMMERMAN: Right.

19 MS. PARGEON: That's good.

20 MS. LAND: So the setbacks are pretty well
21 insulated.

22 MS. PARGEON: One per property is enough.

23 MS. LAND: Well, that --

24 MR. EVANS: But we're talking --

1 MS. PARGEON: I know. Yeah.

2 CHAIRPERSON TIMMERMAN: I think --

3 MS. LAND: Those really big ones generate
4 about 1.5 --

5 CHAIRPERSON TIMMERMAN: 1.5 megawatts.

6 MS. LAND: -- megawatts. So how -- here's
7 the question. The bigger they are, the more they
8 produce? I don't know how it works.

9 CHAIRPERSON TIMMERMAN: I would assume.

10 FROM THE FLOOR: That's not necessarily the
11 case. But from everything I'm seeing, a 60-foot one,
12 you're going to be looking at around 10 kilowatts.

13 CHAIRPERSON TIMMERMAN: So 10 kilowatts.

14 Okay. So if we limit it to -- what did we put --
15 I don't remember -- for the kilowatts for Solar?

16 MS. LAND: 25.

17 CHAIRPERSON TIMMERMAN: 25. So we could put
18 the same kind of kilowatt rating on this?

19 MS. LAND: But the Solar and the Wind
20 have -- one is 5 and one is 50 for megawatts. So
21 they -- it's clearly a big difference there.

22 CHAIRPERSON TIMMERMAN: Why is that?

23 MS. LAND: I don't know, but that's huge.
24 That's huge. That's ten times.

1 MS. PARGEON: One uses chemicals.

2 CHAIRPERSON TIMMERMAN: The part that
3 doesn't make sense to me is the one that produces,
4 I would assume more efficiently -- like, space-wise
5 more efficiently is the wind turbine.

6 MS. LAND: Correct.

7 CHAIRPERSON TIMMERMAN: You know, versus how
8 many acres does solar take up, and, then, allow them
9 to go to up 50 megawatts. I don't understand that at
10 all.

11 MR. EVANS: Here's what I'm looking up,
12 though. Let's say you allow a half acre. A half acre
13 is roughly 22,000 square feet. 22,000 square feet is
14 about 150 feet square.

15 CHAIRPERSON TIMMERMAN: Right.

16 MR. EVANS: So what's the setback from that
17 150? You see what I'm saying?

18 CHAIRPERSON TIMMERMAN: The setback from
19 turbine to turbine?

20 MR. EVANS: No. Just the setback of what
21 they can put up.

22 CHAIRPERSON TIMMERMAN: Five times the
23 height.

24 MR. EVANS: That would be 300 feet. That

1 means you couldn't have one on a 150 by 150 lot.

2 MS. PARGEON: Yeah. Right. So there's the
3 limit right there.

4 MS. LAND: That's the calculations you have
5 to do.

6 MS. PARGEON: Yeah. Right.

7 MR. EVANS: Right. And that's -- a half
8 acre is not very big. So it's 150 by 150, so the --
9 I don't think you would have one on there.

10 CHAIRPERSON TIMMERMAN: You couldn't have
11 any. Yeah, you wouldn't be able to. You would have
12 to be -- yeah, you'd have to be --

13 MR. EVANS: All of a sudden density isn't
14 the question.

15 CHAIRPERSON TIMMERMAN: It still is, though,
16 because if you don't have -- if somebody's got
17 80 acres inside of I-2, and you don't put a limit on
18 how much wattage they can produce, they can fill that
19 whole thing. You have to put a limit on the wattage
20 if you want to regulate it. And, then, you have to --
21 do you want to discuss density at that point and say
22 how close each wind farm could be.

23 MS. LAND: With Solar, you wanted to
24 regulate them on the amount of property that they were

1 gobbling up.

2 CHAIRPERSON TIMMERMAN: Right.

3 MS. LAND: With Wind, it's probably going to
4 be a better thing to regulate on the amount of
5 kilowatts that they can produce because they take a
6 smaller footprint.

7 SECRETARY STACY: Uh-huh.

8 MS. LAND: Make sense?

9 CHAIRPERSON TIMMERMAN: Right.

10 MS. LAND: And there's no reason you can't
11 measure them both differently.

12 CHAIRPERSON TIMMERMAN: Both differently
13 meaning different wattage?

14 MS. LAND: One way one; one the other way.

15 MR. EVANS: Square footage.

16 CHAIRPERSON TIMMERMAN: Gotcha.

17 MS. LAND: But we still have a wattage limit
18 on the Solar. We just backed into it from a different
19 direction based on the size that we wanted to limit it
20 to.

21 CHAIRPERSON TIMMERMAN: Right.

22 MS. LAND: I'm not sure we can figure out a
23 size, though, for Wind based on the wattage. We're
24 probably going to have just to make it wattage and not

1 size.

2 CHAIRPERSON TIMMERMAN: I think so.

3 MS. LAND: I have no idea.

4 CHAIRPERSON TIMMERMAN: You said one
5 60-footer was 10 kilowatts?

6 FROM THE FLOOR: That's what I'm seeing for
7 an average. Yeah.

8 But, also, for what it's worth, a lot of
9 what comes up for that says a 60-foot residential
10 turbine is an average of 10 kilowatts. So they are
11 assuming that that's a residential.

12 CHAIRPERSON TIMMERMAN: Sure.

13 MS. PARGEON: And it would be just one.

14 CHAIRPERSON TIMMERMAN: Yeah. You could.
15 I mean, any thoughts?

16 MR. EVANS: I don't know. I think it's hard
17 for me to wrap around the kilowatts in how many
18 kilowatts per square foot almost, or --

19 CHAIRPERSON TIMMERMAN: Kilowatts per square
20 foot, if it's 60-foot tall, you have to have a
21 300-foot radius.

22 MS. LAND: Well, not necessarily. Setbacks.

23 CHAIRPERSON TIMMERMAN: Setback.

24 MS. LAND: You have to have a space with a

1 300-foot rim and, then, however many you can fit in
2 what's left in there. So instead of trying to figure
3 out what size you want to them put them on, figure out
4 how many you want in a clump.

5 CHAIRPERSON TIMMERMAN: Yeah. So how
6 many --

7 MR. EVANS: Distance from each other. Is
8 that what you're saying?

9 CHAIRPERSON TIMMERMAN: No.

10 MS. LAND: No. That you don't want a
11 property that has more than ten or more than five.
12 And, then, you pick that number for your maximum
13 kilowatt output.

14 Like, if you don't want them to have more
15 than five, say, you know, a Non-Accessory Use cannot
16 produce more than 50 kilowatts. Then you know that
17 there's not going to be more than five 60-foot
18 turbines.

19 And I don't know really how else to be able
20 to -- for us to be able to identify something. And,
21 then, if they want to spread it out over 80 acres --

22 SECRETARY STACY: Right. That's true.

23 CHAIRPERSON TIMMERMAN: That's up to them --

24 MS. LAND: Right.

1 CHAIRPERSON TIMMERMAN: -- at that point.

2 SECRETARY STACY: That makes sense.

3 MR. EVANS: And, then, it's just the noise
4 and the other things that go with that.

5 CHAIRPERSON TIMMERMAN: I mean, what --

6 MS. LAND: You still have that 300-foot
7 setback and, then, it's the property line 40 decibels.

8 SECRETARY STACY: I think that makes sense.

9 CHAIRPERSON TIMMERMAN: There is -- of the
10 current turbines that are out there, and I know
11 they're a lot bigger, but there's ten of them.
12 Depending upon where your house is at, does ten look
13 like a lot?

14 MS. PARGEON: Yes.

15 FROM THE FLOOR: Yes.

16 SECRETARY STACY: Yeah.

17 CHAIRPERSON TIMMERMAN: So based upon what
18 I just heard there, I would choose a number less than
19 ten. Would five be a reasonable number?

20 MS. PARGEON: Three is a reasonable number.

21 MR. EVANS: And you've got to remember these
22 are 60-foot.

23 CHAIRPERSON TIMMERMAN: They are 60-foot.

24 But if it's -- if you happen to be the property that's

1 right next to the I-2 District, your house is still
2 right there, and it would potentially be 300 feet
3 away. Am I right in that? That would be the setback.

4 MS. LAND: 300, plus your setback for your
5 house.

6 CHAIRPERSON TIMMERMAN: Right.

7 MS. LAND: So 340.

8 CHAIRPERSON TIMMERMAN: So yes, they're
9 smaller, but you could still be 300 feet away. Do you
10 want five? Or three?

11 MS. PARGEON: One wouldn't be so bad.

12 CHAIRPERSON TIMMERMAN: I see a three. She
13 said three.

14 MR. EVANS: I'll go along. Yeah, three.

15 CHAIRPERSON TIMMERMAN: I'm good with three.

16 MS. LAND: Okay.

17 MR. EVANS: So what are you saying? Three?

18 CHAIRPERSON TIMMERMAN: 30 kilowatts then.

19 MR. EVANS: 30 kilowatts for what?

20 CHAIRPERSON TIMMERMAN: So three turbines,
21 each one would be 10 kilowatts, based upon what we
22 found. So, at that point, you'd be limiting each
23 Non-Accessory Use to have a maximum kilowatts of
24 30. And, then, you would choose a density of one

1 Non-Accessory Use. They would have to be -- they
2 would have to be one mile apart or whatever.

3 MS. LAND: Yeah.

4 MR. EVANS: Okay. So Company A has three of
5 them on this lot.

6 CHAIRPERSON TIMMERMAN: And one mile away.

7 MR. EVANS: Any other --

8 CHAIRPERSON TIMMERMAN: Company B or
9 Company A.

10 MR. EVANS: Right.

11 CHAIRPERSON TIMMERMAN: Somebody -- but it
12 would have to be a mile away.

13 MS. LAND: And they could have three more.

14 CHAIRPERSON TIMMERMAN: You could have three
15 more.

16 MR. EVANS: So you can't have more than --

17 CHAIRPERSON TIMMERMAN: But it still has to
18 be in I-2.

19 MS. LAND: Still has to be in I-2.

20 MR. EVANS: Right. They can't have more
21 than 30 kilowatts per --

22 CHAIRPERSON TIMMERMAN: Per site.

23 MR. EVANS: -- group?

24 CHAIRPERSON TIMMERMAN: Yeah.

1 MR. EVANS: Whether that's 10 acres or
2 20 acres. That makes sense.

3 CHAIRPERSON TIMMERMAN: Yeah. Everybody
4 okay with that?

5 MS. PARGEON: Yeah.

6 MS. LAND: That's a good one.

7 CHAIRPERSON TIMMERMAN: And one mile again?

8 MS. PARGEON: Yeah.

9 CHAIRPERSON TIMMERMAN: Okay.

10 MS. LAND: We have to have height, district,
11 setback, noise, density, maximum output. What else
12 was there?

13 CHAIRPERSON TIMMERMAN: I think that's
14 approaching the end of --

15 MS. LAND: What about the decommissioning
16 bond?

17 CHAIRPERSON TIMMERMAN: The bond.

18 SECRETARY STACY: Uh-huh.

19 MS. PARGEON: Definitely.

20 MS. LAND: The nonfunctional language.

21 MS. PARGEON: Return back to -- soil back to
22 what it was before it was put up.

23 MS. LAND: We can't ask --

24 MS. PARGEON: Can't do that?

1 MS. LAND: -- them to do that on their
2 property.

3 Nonfunctional for 30 days, is what that we
4 had the last time, or was that 90?

5 SECRETARY STACY: I think it was 30.

6 CHAIRPERSON TIMMERMAN: 90 days is what we
7 said before.

8 SECRETARY STACY: Was it 90? Okay.

9 MR. EVANS: What's the definition of that?
10 So for 90 days straight, it doesn't --

11 CHAIRPERSON TIMMERMAN: If he's not -- if
12 they're not producing power for --

13 MS. LAND: If they're apparently
14 nonfunctional. So if you see them not turning for
15 90 days, then we would have to go to them and ask them
16 for proof that they have been producing output. They
17 have to have some records that the thing is producing
18 something, right?

19 MR. EVANS: So if you have a group of three,
20 and one doesn't --

21 CHAIRPERSON TIMMERMAN: They would have
22 to --

23 MR. EVANS: -- but the other two are
24 producing electricity, what are you saying?

1 MS. PARGEON: Then you minus the one that
2 isn't and keep the other two.

3 MR. EVANS: I mean, they're still producing
4 electricity. I just didn't know --

5 MS. LAND: I think --

6 CHAIRPERSON TIMMERMAN: They've got to be
7 regulating each one of them, I would assume.

8 MS. LAND: Yeah. They have would to have.

9 CHAIRPERSON TIMMERMAN: So you'd have to
10 prove that.

11 MS. LAND: Because we don't want one
12 standing there turning to rust while two more are
13 functioning. I think it's any single one. Are you
14 okay with that?

15 MS. PARGEON: Yes.

16 CHAIRPERSON TIMMERMAN: I agree. I agree.

17 MS. LAND: Okay. Fence. Fence. Screening.

18 CHAIRPERSON TIMMERMAN: Visually it doesn't
19 change anything. It's 60-feet tall.

20 MS. LAND: They're not going to get a
21 60-foot fence.

22 SECRETARY STACY: No.

23 CHAIRPERSON TIMMERMAN: So, visually, it
24 doesn't change anything. Is there any reason to do it

1 for security, like, safety reasons?

2 MR. EVANS: Is that more on their --

3 MS. PARGEON: That's on them.

4 MS. LAND: That's why you want 300-foot
5 setback. I don't think --

6 SECRETARY STACY: That's their
7 responsibility.

8 MS. PARGEON: Yeah.

9 VICE CHAIRPERSON REHUS: I don't think you
10 need it.

11 SECRETARY STACY: If they want it, I
12 don't --

13 MS. LAND: I don't know that there are any
14 problems with animal issues around a wind farm or a
15 wind facility.

16 CHAIRPERSON TIMMERMAN: Come on. We all
17 hear about the birds flying into them.

18 MS. LAND: We're not going to be able to
19 build fences to stop the birds.

20 SECRETARY STACY: You're not going to be
21 able to prevent the birds.

22 MS. LAND: The birds fly into solar ones,
23 too, a lot.

24 MR. EVANS: Not even with signs?

1 CHAIRPERSON TIMMERMAN: Really?

2 MS. LAND: Something about them.

3 CHAIRPERSON TIMMERMAN: They think it's a
4 pond.

5 MS. LAND: They just dive into them.

6 CHAIRPERSON TIMMERMAN: All right.

7 MS. PARGEON: They see their reflection so
8 they go --

9 FROM THE FLOOR: What about curious
10 teenagers?

11 MS. LAND: Well, they're trespassing.

12 FROM THE FLOOR: I know. But if they still
13 get hurt, I mean, that's just --

14 MS. PARGEON: Well, got to have signs up
15 saying "No Trespassing."

16 CHAIRPERSON TIMMERMAN: Okay. To Zoe's
17 point, if you have to put a fence around a pool
18 because it's going to come up against you, the curious
19 teenager could get hurt, and it would still --

20 MS. LAND: But what about your backyard one?
21 Are we going to require them to fence their backyard
22 if they have a wind turbine?

23 MS. PARGEON: They'll have to put a lock on
24 the door that they -- if it's one they climb inside to

1 take care of.

2 FROM THE FLOOR: And vandalism
3 (unintelligible).

4 MS. PARGEON: Yeah. They'd have to put up
5 "No Trespassing" signs because, then, they would be
6 covered if they're the ones that own the wind turbine.
7 They're not covered anymore?

8 CHAIRPERSON TIMMERMAN: Says the lawyer.

9 MS. LAND: No.

10 MS. PARGEON: Okay. Good.

11 CHAIRPERSON TIMMERMAN: You wasted your
12 money on that sign.

13 MS. LAND: Attractive nuisance.

14 SECRETARY STACY: Yeah.

15 MS. LAND: That's why you don't want a big
16 pile of dirt beside your house after you build it
17 because kids climb up on it and break their arms.

18 CHAIRPERSON TIMMERMAN: Yeah. Deb's
19 thinking.

20 MS. PARGEON: Put a fence around the base of
21 it.

22 MS. LAND: In the Solar, we had a category
23 of Distance from Residential Uses.

24 MS. PARGEON: Uh-huh.

1 MS. LAND: 1,000 feet from a residential
2 use.

3 MS. PARGEON: Uh-huh.

4 CHAIRPERSON TIMMERMAN: Sure.

5 MS. LAND: Do you want to add that in
6 with --

7 MS. PARGEON: Yeah.

8 CHAIRPERSON TIMMERMAN: I think everybody
9 would appreciate that.

10 MS. PARGEON: Yes.

11 CHAIRPERSON TIMMERMAN: All right. Let's go
12 here real quick. A solar field is only 10 feet tall.
13 At 1,000-foot away, that looks like not much. If a
14 wind turbine is 60 feet away at 1,000 feet, that looks
15 much bigger still. Should it be more than 1,000 feet
16 based on the height? I think it should.

17 MS. PARGEON: Yeah.

18 MS. LAND: I don't think the distance that
19 you're trying to -- I mean, the reasoning is based on
20 being able to see it.

21 CHAIRPERSON TIMMERMAN: Uh-huh.

22 MS. LAND: You're not going to be able to see
23 it from outside Allen Township. I don't think you're
24 going to be able to find a distance that doesn't seem

1 to be a penalty thing and to be able to accomplish
2 what you're looking for.

3 But 1,000 feet is a good distance enough to
4 make sure that you don't get wind -- or light flicker.
5 If there is some sort of hum that can be heard, it
6 wouldn't be heard. You know, maybe you want to go a
7 little more, but you don't want to go too far.

8 CHAIRPERSON TIMMERMAN: Okay.

9 SECRETARY STACY: I think what she said
10 makes sense.

11 CHAIRPERSON TIMMERMAN: Okay, lawyer. If
12 you can go a little bit further, but not too far,
13 what's your definition in that?

14 MS. LAND: I'm not going to tell you.
15 I don't have one. But I don't think you can set a far
16 enough setback that they won't be able to be visually
17 an issue.

18 CHAIRPERSON TIMMERMAN: I think that's a
19 fair statement.

20 MS. PARGEON: Well, you can see the ones
21 that go on 613, at the railroad track, right before
22 you go into Fostoria, you can see the ones at
23 Whirlpool.

24 MS. LAND: Yeah. But those will be three

1 times as tall.

2 MS. PARGEON: Yeah.

3 MS. LAND: How tall are they?

4 CHAIRPERSON TIMMERMAN: 400 feet.

5 MS. LAND: Oh, they're even more than three
6 times.

7 CHAIRPERSON TIMMERMAN: So anybody have a
8 number? Do you stick with 1,000? Do you go --

9 MR. EVANS: Or just go 1,250. That's, like,
10 a compromise.

11 CHAIRPERSON TIMMERMAN: I'm good with 1,250,
12 Dave.

13 MS. PARGEON: All agree, say Aye. "Aye."

14 CHAIRPERSON TIMMERMAN: 1,250 it is.

15 SECRETARY STACY: So that's in reference
16 to --

17 CHAIRPERSON TIMMERMAN: Distance from
18 residential.

19 MS. LAND: Residential.

20 MR. EVANS: Residential, R-1.

21 CHAIRPERSON TIMMERMAN: Residential use, not
22 R-1.

23 MR. EVANS: Oh, okay.

24 CHAIRPERSON TIMMERMAN: So A house.

1 MS. PARGEON: Residential use. Yes.

2 MS. LAND: Okay. Also I-2 is the district,
3 correct?

4 CHAIRPERSON TIMMERMAN: Yeah.

5 SECRETARY STACY: Yes.

6 MS. LAND: So I've got 60 feet. I-2.

7 Setback five times the height of the --

8 MR. EVANS: Turbine.

9 MS. LAND: Noise, property line,
10 40 decibels. Density, one mile apart at the lot line.
11 Maximum output would be 30 kilowatts. Decommission,
12 require a bond. Got to work on that to figure out how
13 much bond we're asking them to give us. And when they
14 are apparently nonfunctional for 90 days, they have to
15 provide proof of output?

16 CHAIRPERSON TIMMERMAN: Uh-huh.

17 MS. LAND: And the distance from residential
18 use is 1,250.

19 I'm also going to add in here the stuff
20 that's in the Solar about standards -- the utility
21 standards and permits that are necessary. Any of the
22 generic things I'll incorporate into Wind like we have
23 in Solar, so they mirror each other.

24 CHAIRPERSON TIMMERMAN: Absolutely.

1 MS. LAND: Is there anything else that you
2 want to -- next time, we're going to work on Adult
3 Entertainment.

4 MS. PARGEON: Whoopie.

5 MS. LAND: Well, you guys have a Lion's Den.
6 You don't want to have any more of that stuff going
7 on.

8 CHAIRPERSON TIMMERMAN: Is that an easy
9 enough topic?

10 MS. LAND: Yeah.

11 CHAIRPERSON TIMMERMAN: Okay. I was going
12 to say.

13 MS. LAND: It's already been adopted by the
14 trustees. You just want to incorporate it into zoning
15 as well.

16 SECRETARY STACY: Sure.

17 CHAIRPERSON TIMMERMAN: Yeah. Okay.

18 MS. LAND: And, that, you can say you can't
19 have it anywhere.

20 SECRETARY STACY: Right.

21 CHAIRPERSON TIMMERMAN: Okay.

22 MR. EVANS: Probably a short meeting.

23 CHAIRPERSON TIMMERMAN: Don't say that.

24 MS. LAND: There are some things you may

1 want to add that -- this was done probably 15 years
2 ago and things change. There's stuff we didn't even
3 think about that they're doing now, and we want to
4 make sure it's still listed as something that we
5 consider adult entertainment. This one should be fun.

6 CHAIRPERSON TIMMERMAN: How much time will
7 that take up? Like what else --

8 MS. LAND: Not much.

9 CHAIRPERSON TIMMERMAN: Okay. So what else
10 are we going to cover next time?

11 MS. LAND: Let me look here.

12 CHAIRPERSON TIMMERMAN: Are we going back
13 into the book at that point?

14 MS. LAND: I think we are. Yeah, we are.

15 General Exceptions is where we are now. No,
16 we're not.

17 CHAIRPERSON TIMMERMAN: That's what -- we
18 just did General Provisions.

19 MS. LAND: We haven't done all the General
20 Provisions, have we?

21 CHAIRPERSON TIMMERMAN: Yeah.

22 MS. LAND: Yeah, we have.

23 CHAIRPERSON TIMMERMAN: Yeah. So we'll be
24 starting General Exceptions.

1 MS. LAND: Have we decided on artificial
2 ponds and lakes? We want to take what Liberty
3 Township had, or do we want to do something different?
4 No, I'm sorry. Washington Township just did. That --
5 I handed -- I'll bring that.

6 CHAIRPERSON TIMMERMAN: Bring that.

7 MS. LAND: I think I already went through
8 those. I handed it out, realized I did not, but I
9 still have it. I'll get that put together for you
10 guys to look at next time. And, then, you'll go
11 through General exceptions.

12 CHAIRPERSON TIMMERMAN: Which wasn't really
13 much. Just a couple pages.

14 MS. LAND: Right. Administration and
15 Enforcement won't take long. We might be able to get
16 through the rest of it at the next meeting.

17 CHAIRPERSON TIMMERMAN: Okay.

18 MS. LAND: On the first pass.

19 CHAIRPERSON TIMMERMAN: Okay.

20 MS. LAND: Today, I worked for most of the
21 afternoon and got the final cleaned-up edit done for
22 all the notes that we've taken, the things we've taken
23 out, the things we put it in. I found a few things
24 that we never came to any conclusion on. So

1 I'll print those out -- not at this meeting, but the
2 next meeting. I'll bring those with the colors on
3 them and we can zip through the whole book again. You
4 are getting pretty close to having something that you
5 want to -- between doing that, and, then, we'll do the
6 maps at that next meeting. Not this coming one. The
7 next one.

8 MR. EVANS: That will be good.

9 MS. LAND: Good?

10 CHAIRPERSON TIMMERMAN: That will be
11 Tuesday -- or yeah. Not the maps at the next one. I
12 understand that, but...

13 MS. LAND: Monday will be the maps.
14 Thursday -- or Monday will be the rest of the book.
15 Thursday will be the maps.

16 SECRETARY STACY: Gotcha.

17 CHAIRPERSON TIMMERMAN: Maps. Okay.

18 Quick second to ask questions. Everybody
19 good with that?

20 Anybody got --

21 FROM THE FLOOR: So, really, just to kind of
22 circle back between -- for Accessory Use between Solar
23 and Wind, should we consider staying consistent with
24 having a -- with having a limit as to what the

1 kilowatts could be?

2 And what I mean by that is, one of the
3 things, you know, that was said with Wind as well, you
4 know, we're really concerned more about the height, so
5 we're not going to put a kilowatt usage on there.
6 But, then, over on the Solar side, you know, what are
7 we concerned about is the amount of space it's going
8 to take up. Right? The usage there. But we still
9 put a kilowatt usage on it there.

10 SECRETARY STACY: We did put --

11 FROM THE FLOOR: Correct. We did, for
12 Solar.

13 MS. LAND: We did for Wind, too.

14 FROM THE FLOOR: Oh, we did for Wind? For
15 Accessories?

16 CHAIRPERSON TIMMERMAN: For Accessory Use we
17 did not.

18 FROM THE FLOOR: Right. But we put it there
19 for Solar Accessory Use, but we didn't for Wind. I'm
20 just saying, is that like an inconsistency problem
21 that we --

22 MS. LAND: It's not an inconsistency problem
23 from a legal standpoint. But if it's something that
24 you would like to have more symmetrical, you can do

1 that. If it's symmetry, then you can give definitely
2 look at that.

3 The question is how did you determine what
4 that is? I mean, if -- how much does a 30-foot tall
5 output? Nobody is going to want to put two or three
6 on their Accessory Use property for Residential. But
7 a business might.

8 CHAIRPERSON TIMMERMAN: So then --

9 SECRETARY STACY: So what is a 30-kilowatt,
10 that's for --

11 MS. LAND: 30 kilowatt that we picked is
12 three 60-foot turbines. But a 30-foot may -- doesn't
13 necessarily only put out half as much.

14 CHAIRPERSON TIMMERMAN: Right.

15 MS. LAND: Which would be an awesome way to
16 figure this. But, of course, it doesn't work that
17 way.

18 FROM THE FLOOR: I mean, if we are looking
19 at a limitation, it could be similar to what we made
20 it for Solar because the idea is for -- that it's for
21 a residential use, which I wouldn't --

22 MS. LAND: It's not necessarily a
23 Residential Use.

24 FROM THE FLOOR: You're right. It could be

1 for a --

2 MS. LAND: It's an Accessory Uses. And
3 I think he's making a good point that we hadn't
4 thought about. If it's an Accessory Use to a company
5 or a business, they might want to put in up to
6 5 megawatts' worth of 30 --

7 CHAIRPERSON TIMMERMAN: That's a good point.

8 MS. LAND: -- and that would be an entire
9 field. You don't necessarily want that.

10 CHAIRPERSON TIMMERMAN: So probably keep it
11 like the 30? I'm sorry. The 30 kilowatts, then,
12 which would match what --

13 MS. LAND: We have for Non-Accessory --

14 FROM THE FLOOR: I thought for -- oh, for
15 Non-Accessory. Okay. Yeah. That's what that --

16 MS. LAND: For Accessory, we have 30.

17 CHAIRPERSON TIMMERMAN: For Accessory, we
18 have 30.

19 MS. LAND: Do you want to make Non-Accessory
20 30 max as well?

21 CHAIRPERSON TIMMERMAN: Would you make that
22 30 as well, or would you make it match what we did for
23 Solar which was 15?

24 FROM THE FLOOR: Right. And I also wanted

1 to circle back to that, too, but we can in a minute
2 because I have a question on that.

3 CHAIRPERSON TIMMERMAN: I'm not against
4 the 15. I mean, it would be trying to stay consistent
5 from Solar to Wind, at which point, would you make the
6 Non-Accessory match also on wind and Solar?

7 FROM THE FLOOR: Well, it may be a perfectly
8 good time to bring it up if we are going to match it.

9 MS. LAND: It's 25. And they're 10 for the
10 turbines. So want to make the Solar 30?

11 CHAIRPERSON TIMMERMAN: Make the Solar 30,
12 and, then, they match -- Wind and Solar match for
13 Accessory and Non-Accessory. Does that make sense to
14 everybody?

15 FROM THE FLOOR: So you'd be changing Solar
16 to be 30 for Accessory?

17 CHAIRPERSON TIMMERMAN: No, it would stay.

18 MS. LAND: Yeah.

19 CHAIRPERSON TIMMERMAN: No, for --

20 MS. LAND: 15.

21 CHAIRPERSON TIMMERMAN: 15 for Accessory;
22 30 for Non-Accessory.

23 FROM THE FLOOR: Right. And I just want to
24 point this out. When it comes to the solar side of

1 things, we had put the 1,000 square foot in there.
2 The theoretical, approximately, of what that would
3 do -- calculate out to would be about -- it would be
4 about 26 kilowatts, if it was just full solar panel.

5 MS. LAND: What 1,000 square feet?

6 CHAIRPERSON TIMMERMAN: We did have a --
7 for -- sorry. It takes me a second to think about it.
8 For Accessory Use of Solar, we put a 1,000 square foot
9 limit, I think.

10 MR. EVANS: Right. Yeah. 1,000 square
11 foot.

12 FROM THE FLOOR: Yes.

13 MS. LAND: I don't have that written down.

14 MR. EVANS: That's already written in there.
15 It's already in there.

16 MS. LAND: Oh.

17 CHAIRPERSON TIMMERMAN: Instead of the half
18 acre. It said a half of an acre --

19 MS. LAND: Okay.

20 CHAIRPERSON TIMMERMAN: -- and we changed it
21 to 1,000 square feet.

22 FROM THE FLOOR: And just to kind of give an
23 idea. I know the number you were talking about
24 earlier with the 10 kilowatts --

1 CHAIRPERSON TIMMERMAN: That's the thermal
2 thing, right?

3 MS. LAND: Yeah.

4 FROM THE FLOOR: -- that's the thing that
5 the kilowatt was based off of a house use. But, then,
6 also, what about other uses? Like, let's say they
7 want to run the electric out to a shed? Let's say
8 they have an electric car, maybe even two electric
9 cars, which an electric car requires about -- you're
10 going to be looking at maybe it's 7 kilowatts to
11 charge one of those.

12 And, so, would it be better to bring that
13 kilowatt usage up to around what the 1,000-foot would
14 be able to fully provide at 25 kilowatts?

15 CHAIRPERSON TIMMERMAN: So you're saying --
16 you're throwing out the idea of bringing the accessory
17 use up to 25 kilowatts?

18 FROM THE FLOOR: Correct. Because if --
19 let's just say, hypothetically, someone's got an
20 electric car for themselves and their wife, so they
21 have two of those, that's going to be 14 of those
22 kilowatts. Their house is going to be another 10, and
23 already they're at the 24 limit.

24 MR. EVANS: Which, hopefully, if they have

1 two electric cars, they're not -- they don't have to
2 charge them every night.

3 FROM THE FLOOR: Right.

4 MR. EVANS: That means they're driving a
5 couple hundred miles a day.

6 FROM THE FLOOR: Right.

7 MR. EVANS: I mean, if they could
8 alternate -- and I'm just going through a scenario.
9 If one charges tonight, the other one charges the next
10 night.

11 FROM THE FLOOR: Right.

12 MR. EVANS: Unless they are each driving
13 300 miles a day.

14 FROM THE FLOOR: Right. I'm just throwing
15 out, like, maximum scenarios here. Maybe they have
16 a -- I don't know, a heated pool or something, too.
17 Like, you know, just things that could eat up
18 electricity basically.

19 CHAIRPERSON TIMMERMAN: Sure. What's up,
20 Zoe?

21 FROM THE FLOOR: Decommissioning prices.
22 Turbines, about \$500 a head.

23 CHAIRPERSON TIMMERMAN: For a turbine?

24 FROM THE FLOOR: That's to dig up all the

1 concrete and all that.

2 SECRETARY STACY: 500.

3 MS. LAND: For a 30-foot one?

4 FROM THE FLOOR: Not a 30-foot.

5 MS. LAND: For a 60-foot?

6 FROM THE FLOOR: Probably for the 400 --

7 FROM THE FLOOR: On the bigger ones. Around
8 500.

9 SECRETARY STACY: 500,000?

10 FROM THE FLOOR: Yes.

11 CHAIRPERSON TIMMERMAN: Going back to Chris,
12 does anybody have any other thoughts about that?

13 MS. LAND: Would you mind making a little
14 bit of a chart with your thought process on what
15 number --

16 CHAIRPERSON TIMMERMAN: We'll discuss it
17 next time.

18 FROM THE FLOOR: Sure.

19 MS. LAND: (Unintelligible) I can't
20 follow -- I'm not following. I'm a little tired.
21 So that's --

22 CHAIRPERSON TIMMERMAN: It's been long.

23 FROM THE FLOOR: Am I good to send that to
24 you, Cindy, outside of the meeting?

1 MS. LAND: Yeah, that's fine.

2 FROM THE FLOOR: Just want to make sure it
3 can be sent outside.

4 MS. LAND: Yeah. You're not a member of the
5 board, so you can send anything, any time.

6 FROM THE FLOOR: Yeah.

7 CHAIRPERSON TIMMERMAN: Anybody else? All
8 right.

9 MS. PARGEON: I make a motion we adjourn.
10 It's been a very worthwhile meeting.

11 SECRETARY STACY: Okay. I need a second.

12 MR. EVANS: I'll second.

13 SECRETARY STACY: Everyone say "Yes."

14 (Vote taken.)

15 SECRETARY STACY: Motion carries.

16 - - -

17 And, thereupon, the proceedings were
18 concluded at 7:51 p.m.

19 - - -

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