

# Munson Township Zoning Commission Meeting Minutes of August 15, 2011

Chairman Ron Atkinson opened the public hearing at 7:00pm. In attendance were: Jim Tekavec, Dennis Medica, Lenore Pikus, and Dennis Wynne.

The Geauga County Planning Commissions' letters dated August 10, 2011 were read. There was no public comment. The public hearing was closed at 7:06pm, the regular meeting immediately commenced.

Members reviewed the Planning Commission's comments for proposed amendment 2011-01.

Jim Tekavec moved that the Munson Township Zoning Commission recommend the approval of the following modifications to the proposed amendment (2011-01) to the Munson Township Zoning Resolution as attached hereto.

526.1 Freestanding Solar Energy Panels and/or Arrays may be permitted in any district, provided the following provisions are met:

526.1a The number of Freestanding Solar Energy Panels and/or Arrays permitted in any district shall encompass no more than twenty percent (20%) of the total area of the lot upon which the panels and/or arrays are installed.

526.1b Freestanding Solar Energy Panels and/or Arrays shall not be located in front of a principal structure in a Residential District.

526.1c A freestanding Panel and/or Array shall be no higher than thirty-five (35) feet from ground level.

526.1d All panels and/or arrays shall comply with the minimum setback requirements for the zoning district in which they are located.

526.1f Freestanding Solar Energy Panels and/or Arrays shall have a ground installed, a storage battery, and/or a secured cover in place over each light gathering panel for safety reasons.

526.1g All freestanding Solar Energy Panels and/or Arrays shall be able to withstand wind velocities of no less than one-hundred thirty (130) MPH or more.

~~526.2 If the Solar Energy Panels or Arrays are not operative within six (6) months from the date of issuance, the applicant may reapply for a Zoning Certificate.~~

~~526.3~~ 526.2 All freestanding Solar Energy Panels and/or Arrays shall be walled or fenced and said wall or fence shall:

526.3b 526.2b Not be less than four (4) feet nor more than fifteen (15) feet from the Solar Energy Panel and/or Array's edge; and

**SECTION 528 DECOMMISSIONING**

528a The owner of the Solar Energy Panels and/or Solar Energy Arrays shall keep all equipment functional and in good order. When a Ppanel and/or Aarray ends its useful life, the owner of the Ppanel and/or Aarray shall remove the Ppanel(s) and/or Aarray(s) within one-hundred eighty (180) days from the date on which the system last functioned, unless the Applicant produces evidence of mitigating circumstances.

528b Non-Ppanel and/or Aarray components such as foundations, anchor bolts, rebar, conduit, construction pads, and other subsurface components to be removed to a minimum of thirty-six (36) inches below grade.

Lenore Pikus seconded the motion and the roll being called, the vote of all members was "yes".

Jim Tekavec moved that the Munson Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number 2011-01 to the Munson Township Zoning Resolution together with the attached motion and text pertaining thereto, and the attached recommendation of the Geauga County Planning Commission to the Munson Township Board of Township Trustees this 15<sup>th</sup> day of August 2011. Lenore Pikus seconded. Motion carried 5-0.

The above documents in their entirety are attached as part of the minutes.

Dennis Wynne moved and Jim Tekavec seconded to approve the minutes of July 18, 2011 as written. Motion carried.

Dennis Wynne moved and Dennis Medica seconded to request the Trustees encumber \$222.96 for the Zoning Bulletin. Motion carried.

Mr. Atkinson asked if anybody had read the cases mentioned in the previous meeting – discussion followed.

Jim Tekavec moved that the Munson Township Zoning Commission recommend the approval of the following modifications to the proposed amendment (2011-02) to the Munson Township Zoning Resolution as attached hereto.

1202.7b An Adoption of the minutes and findings of fact shall be made at a public meeting of the board.

1202.7d A notice of action will be provided to the appellant within two days of the decision of the Board of Zoning Appeals. The date of the signing of the written minutes by the Board of Zoning Appeals shall be the date of entry as provided in R.C. 2505.07 for Purposes of appeal to the court of common pleas pursuant to R.C. Chapter 2506.

Dennis Wynne seconded the motion and the roll being called, the vote of all members was "yes".

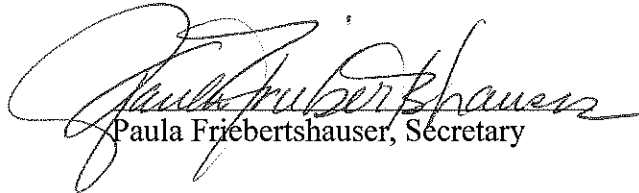
Lenore Pikus moved that the Munson Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number 2011-02 to the Munson Township Zoning Resolution together with the attached motion and text pertaining thereto, and the attached recommendation of the Geauga County Planning Commission to the Munson Township Board of Township Trustees this 15<sup>th</sup> day of August 2011. Dennis Wynne seconded. Motion carried 5-0.

The above documents in their entirety are attached as part of the minutes.

Mr. Wynne distributed copies of the Zoning Resolution partially formatted. After some discussion, Mr. Atkinson suggested that members look at different formats for the next meeting. Secretary Friebertshauser was asked to email Mr. Wynne the updated Zoning Resolution.

The meeting was adjourned at 9pm. The next scheduled meeting is Monday, September 19, 2011 at 7:00pm.

  
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Ron Atkinson, Chairman

  
Paula Friebertshauser, Secretary