

Trustees

David Schrote  
Steven Lust  
Wayne Creasap

**MARION COUNTY  
PLEASANT TOWNSHIP TRUSTEES**

1035 Owens Rd. W  
Marion, Ohio 43302

Fiscal Officer

Lavon L. Verity  
Office (740) 389-6029  
Fax (740) 389-6669  
[lveritypleasant\\_twp@yahoo.com](mailto:lveritypleasant_twp@yahoo.com)

The Board of Trustees of Pleasant Township, Marion County, Ohio, hereby certify, by act of resolution, that the foregoing Solar and Wind Energy Legislation (zoning text) for residential and commercial use be added into Pleasant Township, Marion County, Ohio zoning law effective 30 days upon passage.

**IN THE MATTER OF A RESOLUTION to provide for the addition of residential and commercial solar and wind use within Pleasant Township, Marion County, Ohio. The approved language is attached to resolution.**

**WHEREAS:** The Marion County Prosecutors office has no issue as to the legislation for residential and commercial solar and wind use as it is written within Pleasant Township, Marion County, Ohio.

**WHEREAS:** January 27, 2021 Marion County Regional Planning Commission voted to recommend approval of the residential and commercial solar and wind use language as proposed by Pleasant Township Zoning Commission, Marion County, Ohio.

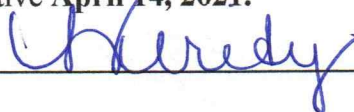
**WHEREAS:** February 11, 2021 at 7:00 pm a public hearing was held on the language of residential and commercial solar and wind use within Pleasant Township, Marion County, Ohio, and the written language was approved by roll call vote by the Pleasant Township, Marion County, Ohio, Zoning Commission. Representatives of the Concerned Citizens of Pleasant Township were in attendance.

**THE AFORESAID** public hearing was held before the Board of Pleasant Township Trustees on March 15, 2021 at 6:00 pm prior to a regularly scheduled Board of Trustee meeting seeking the passage of said residential and commercial solar and wind use legislation (zoning text) within Pleasant Township, Marion County, Ohio.

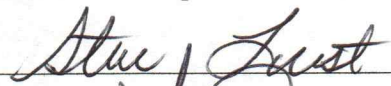
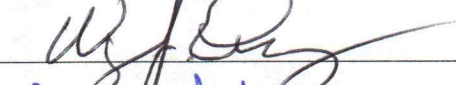

W. Creasap made a motion to approve the resolution; seconded by D. Schrote.

Roll call as follows: Mr. Creasap,  Mr. Schrote,  Mr. Lust,  Motion carried.

THEREFORE, BE IT RESOLVED that the Board of Trustees of Pleasant Township approved this resolution to be effective **April 14, 2021**.

ATTEST:  Fiscal Officer, Lavon Verity

Pleasant Township Trustees:

1.  Steve Lust, Chairman
2.  Wayne Creasap
3.  Dave Schrote

Date Resolution Passed: **March 15, 2021**

Section 15- Definitions:

ACCESSORY SOLAR ENERGY SYSTEM: A solar collection system consisting of one or more roof and/or ground mounted solar collector devices and solar related equipment, which has a rated capacity of less than or equal to ten (10) kilowatts (for electricity). **To be put in Page 63 of the code**

(Effective April 14, 2021)

SOLAR ENERGY EQUIPMENT: Items including but not limited to a solar photovoltaic cell, solar panels, lines, pumps, batteries, mounting brackets, framing and/or foundations used for or intended to be used for the collection of solar energy. **To be put in Page 70 of the code**

(Effective April 14, 2021)

SOLAR ENERGY PRODUCTION FACILITY: An area of land or other area used for a solar collection system principally used to capture solar energy and convert it to electrical energy. Large solar energy production facilities consist of one or more free-standing ground, or roof mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities, which has a rated capacity of more than ten (10) kilowatts (for electricity). **To be put in Page 70 of the code**

(Effective April 14, 2021)

11.121 Accessory Solar Energy Facilities **To be put in Page 45/46 of the code**

It is the purpose of this regulation to promote the safe, effective and efficient use of accessory solar energy systems installed to reduce the on-site consumption of utility-supplied electricity. An accessory solar energy system shall be considered a permitted accessory use in any district provided all requirements and regulations as set forth below are met. No person shall cause, allow or maintain the use of an accessory solar energy system without first having obtained a zoning permit from the zoning inspector. Accessory Solar Energy Facilities will count toward the space allowed for accessory structure coverage allowed in residential districts.

1. A solar energy system is permitted in all zoning districts as an accessory to a principal use.
2. A solar energy system shall not be used for the generation of power for the sale of energy to other users, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time to the local utility company.
3. A solar energy system connected to the utility grid shall provide written authorization from the local utility company acknowledging and approving such connection.
4. A roof/structure mounted solar energy system:
  - a.) Shall be flush-mounted



b.) Shall not extend beyond the perimeter (or edge of roof) of the structure on which it is located.

c.) May be mounted to a principal or accessory structure.

d.) Combined height of solar energy system and structure to which it is mounted may not exceed the maximum building height allowed in that zoning district for the type of structure to which it is attached.

5. A ground/pole mounted solar energy system:

a.) Shall not exceed the maximum height allowed in that zoning district for accessory buildings.

b.) Shall not be located within the required front yard setback.

c.) The surface area of a ground mounted system, regardless of the mounted angle, shall be calculated as part of the overall lot coverage and may not exceed the lot coverage allowed by accessory structures.

6. Solar energy systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street right-of-ways.

7. A solar energy system shall not be constructed until all applicable zoning and building permits have been approved and issued.

8. The design of the solar energy system must conform to all applicable industry standards.

9. Solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within twelve (12) months from the date they are not producing electricity, become damaged, discontinued or broken. Any earth disturbance as a result of the removal of the ground mounted solar energy system shall be graded and reseeded.

10. A site plan shall be submitted at the time of application and shall include:

a.) Property lines and physical dimensions of the site

b.) Location of solar energy system(s) and all related equipment, setbacks from property lines, above- and under-ground utility lines, easements and any structures on the property. Also show location of sewage treatment systems

(Effective April 14, 2021)

## New Section 11.26

### 11.26 Solar and Wind Farms

This Zoning Resolution is to promote the public health, safety, morality and general welfare and to protect and conserve property and property values; and in addition to and

in support of the purpose of zoning set forth in Chapter 519 of the Ohio Revised Code, this resolution is adopted in for the following purposes:

A. To protect the character, values and orderly development of agricultural, residential, institutional, commercial and industrial uses.

B. To promote public safety by locating buildings and uses in a manner which will avoid interference, accidents and damage by traffic.

C. To provide open spaces for light and air, to prevent excessive concentration of population where public water supply and sanitary sewers are not now available.

D. To guide the future development of the Township in a manner which will promote the prudent extension of public improvements and services.

Solar and wind farms are not agriculture, as defined by the Ohio Revised Code. The Ohio Power Siting Board regulates solar and wind farms that are 50 MW and higher under Chapter 4906 of the Ohio Revised Code. Chapter 4906.13 B of the Ohio Revised Code prohibits local government from any regulation of solar and wind farms by any local government agencies.

No solar or wind farms under 50 MW are permitted in Pleasant Township.

- Permit fees for court approved or Ohio Siting Board approved commercial projects will follow the Zoning Commercial fee guidelines per parcel of land.
- Permit fees on Solar for residential use will follow zoning building permit guidelines.

**13. Cost of Construction Permit Fee shall be:**

a.) Commercial / Business construction cost less than \$1 million \$1,000 plus ¼% of total project

b.) Commercial / Business construction cost over \$1 million \$2,500 plus ¼% of total project

(Effective April 14, 2021)