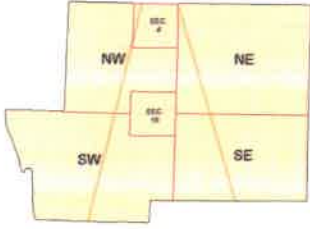


Rt5678



Pleasant Township Zoning Commission Minutes

1035 Owens Rd W.
Marion, Ohio 43302

Meeting called by:	Scheduled	Type of meeting:	Regular Monthly
Chairperson:	Mr. Holler	Secretary:	Tim Michael
Timekeeper:		Date: Sept. 17, 2020	Time 7:30 pm

Call to Order by: Mr. Holler Moment of silence followed by the pledge to the flag.
Roll Call: Scott Ballenger, Jack Dean, Harry Holler, Tom Leib, Dwight Williams
 Tim Michael

Minutes: Read and approve minutes from previous meeting.
 Motion to approve minutes by: Mr. Ballenger Seconded by Mr. Lieb: All members present approved

Attendees Address Board: Have sign in sheet on desk by door.

Type in attendees and addresses: See attached

----- **Agenda Topics** -----

Business

Zoning Reports: Zoning Inspector goes over reports and provides copy to board.

Unfinished:

New:

Announcements: Next meeting will be October 15, 2020

Adjournment: Motion to adjourn by: Mr. Leib Seconded by Mr. Ballenger, all members present approved



Pleasant Township Zoning Commission Minutes

1035 Owens Rd W.
Marion, Ohio 43302

Business Notes:

Discussion:		
Conclusions:		
Action items:	Minutes signed by:	Date approved:
Provide copy of approved minutes to Zoning	Chairperson: <i>[Signature]</i>	10/15/2020
Inspector. File original in township office.	Secretary: <i>[Signature]</i>	10/15/2020

Other Information

Trustees Present: Mr. Schrote and Mr. Lust
Zoning Inspector: Mr. Baker
Special Guests:

Minutes

1. The Pleasant Township Zoning Commission met for their regularly scheduled monthly meeting on September 17, 2020 at the Pleasant Township Senior Center. Zoning Commission Board members present were: Mr. Ballenger, Mr. Dean, Mr. Leib, Chairperson Mr. Holler, Secretary Mr. Michael, Township Zoning Inspector Mr. Baker, and Township Trustees Mr. Schrote and Mr Lust. Absent from the meeting was Mr. Williams.
2. Minutes were read from the August 20, 2020 regularly scheduled Zoning Commission meeting. Mr. Dean identified that the possible solar energy production facility identified in the minutes as the Narenco Project should properly be identified as the Chesnut Solar LLC Project (an update which has been made to the minutes) there being no additional stated corrections a motion to approve the minutes was made by Mr. Ballenger and seconded by Mr. Lieb. All members present agreed to passage of the minutes.
3. Mr. Tom Baker Pleasant Township Zoning Inspector submitted the following inspection report for the month of August 2020: there were 3 permits for new homes, 5 permits for accessory buildings, 2 permits for decks, 1 permit for a porch and 1 permit for a pool. Dollar amount for new construction totalled \$762,308.00, with income from permits totalling \$1,304.00, and income from appeals totalling \$300.00.
4. Board Chairperson Mr. Holler opened the floor for comments from those residents in attendance.
 - Judy Lehner of 1108 Myers Road gave a brief history of Pleasant Township highlighting the facilities available to residents while imploring the board members to consider these facts when contemplating the impact of the proposed solar facility to the township.
 - Evie Collins of 3902 Maple Grove Road, Joe Stump of 3490 Maple Grove Road, and Paul Kuzio of 3854 Maple Grove Road explained and defined their concerns laying the groundwork for their voices and the voices of the entire community to be heard concerning the development of solar energy facilities in the township as a whole and in particular the proposed Chesnut Solar LLC Project's impact on their homes in terms of both a public health and property value issue. They jointly presented a document entitled "Pleasant Township Community Proposed Draft" (copy attached to the minutes) which they request for consideration for inclusion into section 11.26 of the Pleasant Township Solar Document Working Draft. It is further noted that their desired changes/additions for the board's consideration are presented in blue font. Board member Mr. Leib requested and received

clarification on two issues concerning the residents document; paragraph 8c refers to property lines and paragraph 15 is correct as written reference a one mile buffer from an undefined “wooded area”.

- Newell Jerome of 614 Newmans Cardington Road emphasized the need to involve, gather, and consider the concerns of citizens from all areas of Pleasant Township in the development of the Pleasant Township Solar Document.
 - Doug Ford of 1375 Somerlot Hoffman Road stated his opinion that the wording of the Pleasant Township Solar Document should be constructed to either encourage or discourage the development of solar energy facilities such as the proposed Chesnut Solar LLC Project. The township residents need to be involved in the construction of this document and if the desire of the community and the board is to encourage said facilities it should be done correctly with the document written to protect the residents properties and land values.
 - Chris Tullos of 3931 Maple Grove Road presented 10 questions (document attached to the minutes) to the board. Mr. Tullos acknowledged that the board may not be able to provide immediate answers to the questions but requested answers to said questions be provided to the township citizens prior to development of final copy of the Pleasant Township Solar Document.
 - Residents in attendance questioned the manner in which the Zoning Board, during their January 16, 2020 regularly scheduled meeting, recognized and permitted Mr. John Neidhart of Chesnut Solar LLC to make a motion from the floor requesting an amendment be developed for consideration and possible inclusion into the Pleasant Township Zoning Resolution, said motion being seconded by Zoning Board Member Mr. Williams. Ray Grogan Marion County Prosecutor agreed to look into and advise in this matter.
 - Ray Grogan Marion County Prosecutor spoke to the meeting emphasizing that a collaborative approach between the township citizens and members of the zoning board should be undertaken to address the various issues involving the development of an effective Pleasant Township Solar Document but that all such meetings are subject to the state’s sunshine laws.
5. There being no additional business for discussion Mr. Leib made motion to adjourn, seconded by Mr. Ballenger all Zoning Board Members in attendance agreed and the meeting was adjourned. The next scheduled Zoning Board Meeting will be held on October 15, 2020 at 7:30 PM.

Pleasant Township Zoning Commission
Monthly Meeting

Guest Sign In 9/17/2020

Name	Address
Noel and Sharon Jerome	614 Newman's Cardington E
Eric GREEN and Megan GREEN	OWENS Rd E.
Caleb Tullos	3776 Maple Grove Rd.
Chris Tullos	3931 Maple Grove Rd. Marietta, OH
Bob & Judy Selmer	1108 Myers Rd
Doug & Bev JMD	1375 Somerset Hoffman Rd E
John & Cheryl Kuzin	4365 Maple Grove Rd.
Eric Collins	3902 Maple Grove Rd
JOE & NISSA STUMP	3490 MAPLE GROVE RD.
Paul Kuzo	3854 Maple Grove Rd
Trever Davis	2731 Smeltzer Rd
Lee Rose	1173 Somerset Hoffman Rd. W.
Melodie Little	3878 Maple Grove Rd.
Kalub + Jodi Patterson	3094 Maple Grove Rd
DAK Spinosi	953 OWENS Rd. East.
Ron Durant	953 OWENS Rd E.
MURKISON DIVINE	902 SCENIC DR.

**Pleasant Township Zoning Commission
Monthly Meeting**

9/17/2020

22 Guest Sign In

outside only

Name	Address
13013 Lehman	1108 Weyers Rd
Sean McCoy	1757 Carthy Rd 59
Bill Hoistbauer	1398 ^{cedonia} owens Rd West
Tom O'Brien	977 Owens Rd West
Steve Bentley	842 Sam. Hoff W
Clyde Bowling	4345 Maple Grove Rd
Jacob Brewer	3624 Maple Grove Rd
Jill Brewer	3624 Maple Grove Rd
Chad Layne	4326 Smeltzer Rd
BOB SIMPSON	4454 MAPLE GROVE RD
Joe Clark	3306 Coedon Rd
Nancy Simpson	4454 Maple Grove Rd
Jill Rainey	496 Sugar Maple Ln
MARK EBLIN	3734 MAPLE GROVE RD
CATHERINE EBLIN	3734 MAPLE GROVE RD
Kirby Brandenburg	3899 Maple Grove Rd
Liz Brandenburg	3899 Maple Grove Rd
Angie Tullos	3931 Maple Grove Rd.
Nancy McDaniel	3845 Maple Grove Rd
Mark Rohlf	774 Scenic Drive
Shawn Zieg	Maple Grove

Pleasant Township Zoning Commission
Monthly Meeting

Guest Sign In

9/17/2020

Name	Address
Dan Cook	908 scenic Dr.
Jason Williams	884 Adams Shado
Bekky Williams	884 Adams Shado
Dee Cackler	3694 Maple Grove Rd
Laura Marshall	1090 Newmans - Cardington, wa
Phil Brewer	3601 maple grove RD.
ANDREW CARTER	MARION STAR
Sean McCoy	1757 County Rd 59.
Ch Kupke	4397 Maple Grove Rd
Joan Kapsotis	668 Concord
Cl. Cl.	351 Owens Rd W

PLEASANT TOWNSHIP ZONING
MONTHLY/YEARLY REPORT

2020

	<u>Jan</u>	<u>Feb</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>
New Homes	2		5			1	1
Additions	2	1					2
Signs		1				1	
Accessory Buildings		1	1	2	3	4	1
Fence	1		1	3	2	4	2
Decks				2	4	4	2
Porches					4	4	
Concrete patios					1		
Ponds							
Pools				3	4		2
Use permits		1			0		
Cell Towers							
Business permits					2		
Solar Panels							
sidewalks							
Excavation							
Driveways							
Total Permits	5	4	7	10	2	1	6
Violations sent	2	2	2	2	2	2	
Requests for info							
Zoning report totals	7	6	9	12	26	16	6
Communications	15	29	22	39	43	36	31
Mortgage Companies							
Appraisal Companies							
Real Estate Inq.		1					
Total	15	30	22	39	43	36	31
Cost of new const.	\$ 274,321.00	\$ 46,500.00	\$ 1,763,876.00	\$ 333,150.00	\$ 382,990.00	\$ 233,130.00	\$ 297,558.00
Income from permits	\$ 633.40	\$ 325.00	\$ 1,544.10	\$ 225.00	\$ 1,800.00	\$ 1,050.00	\$ 573.00
Income from appeals		\$ 300.00	\$ 900.00		\$ 300.00	\$ 600.00	\$ 300.00

PLEASANT TOWNSHIP ZONING
MONTHLY/YEARLY REPORT

	<u>Aug.</u>	<u>Sept.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Total</u>	
	3	1				13	New Homes
		1				6	Additions
		1				3	Signs
	5	2				19	Accessory Buildings
						13	Fence
	2					10	Decks
	1	1				7	Porches
						1	Concrete patios
	1	1				12	Ponds
						1	Use permits
						0	Cell Towers
							Business permits
						0	Solar Panels
						0	sidewalks
							Excavation
	12	1				4	Driveways
		10	0	0	0	92	Total Permits
	1	1				14	Violations sent
							Requests for info
	13	11				106	Zoning report totals
	55	15				285	Communications
						0	Mortgage Companies
							Appraisal Companies
							Real Estate Inq.
	55	15	0	0	0	286	Total
							Cost of new const.
	\$ 762,308.00	\$ 445,400.00				\$ 4,539,233.00	
	\$ 1,304.00	\$ 865.00				\$ 8,319.50	Income from permits
	\$ 300.00					\$ 2,700.00	Income from appeals

PLEASANT TOWNSHIP COMMUNITY PROPOSED DRAFT

New Section 11.26

All solar energy production facilities shall meet the following requirements:

1. The solar energy project must be located on no more than (75) acres of land owned by one entity and must include the entire scope of the project (lot coverage and buffer zone)
2. For purposes of determining lot coverage, the total surface area of all ground mounted and freestanding solar collectors including cells, panels, and water collector devices shall be considered **impervious**. Panels mounted on the roof of any building shall be subject to the maximum height regulations as specified within the underlying zoning district.
3. All on-site utility and transmission lines shall be placed underground.
4. All solar energy systems shall be designed and located to prevent reflective glare toward any inhabited buildings on **any** properties as well as **any** street rights-of-way.
5. A clearly visible warning sign concerning voltage must be placed at the base of all pad mounted transformers and substations.
6. The solar energy project is not located adjacent to any airport or landing strip.
7. All mechanical equipment of solar energy systems including any structure for batteries or storage cells, shall be completely enclosed by a minimum eight (8) foot high **privacy fence** with a self-locking gate, and provided screening in accordance with the landscaping provisions of this resolution.
8. Setback requirements for all equipment including fencing shall be as follows:
 - a.) Five hundred (500) feet from any current non-inhabited property
 - b.) Five hundred (500) feet from the center of any road or
 - c.) One thousand three hundred and twenty (1,320) feet from any schools, churches, and/or current inhabited properties and/or the greater on the two ***PROPERTY LINE**
 - d.) Solar project coverage cannot be adjacent to two or more sides of any adjacent property.
9. Solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within **thirty (30) days** 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, reseeded and maintained**.
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, adjacent residences, above- and under-ground utility lines, easements, and any structures on the property. Also show location of sewage treatment systems

- c.) Location of any required signage
- d.) Elevation of the proposed solar energy system(s) at its maximum tilt
- e.) Fully detailed landscape plan to include the following:

- Landscaping to be completed by local landscape contractors
- Landscape and barriers in place prior to completion and the start of solar power production.
- Fifteen (15) feet dirt mounds surrounding the perimeter at the buffer line of the project, seeded, and maintained.
- Vegetation and trees shall be planted and maintained to provide a continuous screen and shall be at a minimum two (2) feet above the visual sight line of all solar panels and fencing. Daily fines of \$1,000 per day will be incurred by lease/landowner for violation of such provisions. Funds will be collected and placed into the Pleasant Township General Fund.

f.) Manufacturer's specifications, including make, model and picture (with the least amount of hazardous material and made public)

g.) Scaled drawing no smaller than 1" = 100'

11. Environmental impacts such as storm water drainage calculations by an independent licensed environmental engineer and storm water management plan for the proposal shall be submitted with the application.

- a.) Proper drainage of solar site facilities shall be implemented prior to project onset.
- b.) Impacts to include determination of negative effect of adjacent residential wells in regard to; but not limited to the drilling and anchoring of solar panels in the project area.
- c.) Quarterly testing by a licensed independent environmental tester of random adjacent resident wells and downstream water run-off for contamination.

12. To assure no damage to the public roads or other infrastructure during the construction phase of the project the applicant must enter into a Road Use and Maintenance Agreement with Marion County, Ohio.

13. Solar facility end-of-life consists of removal of all materials used during implementation to include concrete footers, solar panels, fencing and all objects foreign to the land.

14. 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
- c.) A bond or escrow account will be implemented at the onset of the project to cover unexpected costs that may incur to adjacent properties in case of negligent actions of company and/or landowner.

15. Allow a one-mile buffer around all wooded areas to allow for habitat flow and continued lifestyles such as hunting and recreation activity.

16. Construction times for each solar project shall be during business hours 8AM-5PM Monday through Friday only and no holidays.

↓
- school cust. is working weekends -

Questions proposed by Chris Tullos at 9/17/22 Board Meeting

1. According to your research, what type of immediate or long-term impacts, if any, will projects of this nature have on the local environment and wildlife?
2. According to your research, what type of immediate or long-term impacts, if any, will projects of this nature have on the local water tables and wells within the community?
3. According to your research, what type of toxins, if any, could be potentially released into the local water supplies (wells, streams, creeks, river, etc.) and the soil from a damaged or broken solar panel?
4. What type of training, if any, has been provided to the local firefighters on how to safely address and suppress a solar panel fire?
5. According to your research, what type of toxins would the local community be exposed to by such a fire?
6. According to your research, what type of immediate or long-term impacts, if any, will projects of this nature have on the local property values?
7. According to your research, will the Pleasant Township, in Marion county, remain as one of the premier residential locations in Central Ohio as a result of this Solar Project? In other words, according to your research, will this hurt or help with the healthy growth on this township?
8. According to your research, what is the national average of any solar farm producing between 20-49.99 mega waltz per year being constructed closer that a 1,000 foot radius of any residential dwelling
9. What type of immediate or long-term impacts, if any, will projects of this nature have on the health of the local residence and their children?
10. What type of guarantee can the local government (Township Trustees, Zoning Committee, etc.) provide to the residence in this community that they will not suffer the same terrible fate as those of the River Valley school district, as a result of this Solar Project?