

Work Session
Lafayette Township Zoning Commission
Safety Services Building 6:30pm
Tuesday, April 23rd, 2024

- Rich Javorek called the meeting to order at 6:30pm.
- He explained that a Work Session is not a regular meeting, there is no voting at the meeting, and we will only be discussing. Whatever we produce today, we will need to bring it back to the next regular meeting to take our official position. Needs to be submitted to County Planning by 6/3/24 to be on their Agenda for 7/3/24 CPC meeting.
- Secretary brought the board up to date on where the Zoning Resolution Revisions are:
 - Revisions were started in 1/8/2019 by Bill Thorne
 - I printed off Trustee Resolution Lists from 2015 thru 2023
 - Regarding the removal of “conditional zoning” I can only find documentation for that language being removed in 2015 (11/16/2015) from the Local Commercial and from Light Manufacturing. I cannot find any documentation in either the CPC or Trustee Resolutions to show that “conditional zoning” was ever removed from the rest of the districts.
- Rich mentioned that in his helping at the Administrative Building, he is trying to locate recent permits that should be in the files but are not there.
- Discussion about the Version of the Zoning Book that is on file at the Recorder’s Office versus what we have in our books. Do we need to go through our books and document the changes that were not recorded or are not in our books? The secretary was going to talk to the trustees about what direction or how they want to manage this.
- Unfinished Business is the Solar Language.
 - Emails were sent to board members with Solar Information.
 - Section 223 Solar Panels effective 7/17/2013
 - We are trying to update or insert effective dates into all our language going forward.
 - When I looked at the model language they had good definitions.
 - Which of the handouts have innovative ideas we can incorporate?
 - Discussion about solar panels on tilting poles, we have not discussed this. They move with the sun. Some are free standing and stationery, others move.
 - Discussion about our current language and square footage requirement, states whatever is less.
 - Discussion about arrays in the front yard, not allowed in our zoning. Discussion that most people are inclined to approve of them in the rear/side of the property,
 - Looking on-line the maximum height of panels runs about 8 feet.
 - Ending up after discussion with language that states: Free standing solar panels shall not exceed a height of ten (10) feet at their highest level.
 - Discussion about setbacks. Free standing solar panels shall be a minimum setback of ten (10) feet from the furthest edge of panel to the side and rear lot lines.
 - Discussion about onsite energy use versus sending energy back to the grid. Can only sell back the energy if the electric company allows it.
 - Discussion about solar farms.
 - Like the following: A system is considered an accessory solar energy system only if it supplies electrical or thermal power solely for on-site use, except that when a property upon which the system is installed also receives electrical power supplied

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- by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.
- Look at existing language regarding square feet of array. Discussion about sq. foot and percentage in the language. Remove percentage and replace with: The surface area covered by a free-standing system shall not exceed one thousand square feet.
 - Free-standing: should we permit them in the rear and side yard? Discussion.
 - Starting back up at A, Roof mounted panels....are 1,2, & 3, okay? A is okay.
 - Moving to B, discussion about why flush mounted solar panels on a building wall shall not face the street. Discussion. Ended up with Flush-mounted solar panels on the building wall shall not face a street,
 - What about corner lots?
 - Discussion about clear fall zones....do we need that? Have that for wind, only would need if solar panels were on a pole.
 - Discussion about “Glare”, keep glare statement in the regulations. But remove “solar radiation” wordage.
 - Would “glare” be considered a nuisance? And would other regulations take care of that?
 - You are thinking about our entire township since solar panels are allowed in all districts.
 - Discussion about solar energy systems that generate 500 watts or less, small barn/farmer, automatic gate, etc. I like the idea that you do not need a permit if it’s a teeny tiny little thing. Discussion about how much wattage a normal panel puts out.
 - If it is ABOVE 500 watts you would need a permit.
 - Solar power is usually installed to reduce or supplement your electric bill. Not all utilities in the state of Ohio accept your excess power. They will accept it, they just won’t pay you for it.
 - Item F. insert new language regarding not needing permit for solar energy systems that generate five hundred watts or less.
 - Strikeout part of last sentence” “which are within three hundred (three hundred) feet of the applicant’s site.”
 - Discussion about buffer for solar panels, will this be costly? Need to have language so the Zoning Inspector can enforce and use their discretion.
 - *Small solar shall have a visual buffer of natural vegetation plantings and/or fencing that provides reasonable visual screening to reduce view on adjacent lots or from any public right-of-way. Should be written into the permit. **This was not included in the language sent to the CPC.***
 - Do we need to put in a pole? I consider ground mounted on a pole.
 - Discussed “solar tracking panels” panels that move. Stationary panels are different.
 - South of Route 30, north of Old 30 tracking solar panel field.
 - Would “free-standing” encompass tracking panels?
 - Reviewed definitions.
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- Discussion about decommissioning solar panels. How would you know about them being decommissioned or not working? Page 6 on the information we received from Bill Thorne. Are there any hazardous materials contained in solar panels? Decided this was NOT to be added to our language.
- Rich Javorek asked for a motion to adjourn the meeting.
- Brian Morse made a motion to adjourn the meeting, Dianne Wenslow seconded this. All voted in favor.

Rich Javorek, Chairperson

Jim Aylsworth, Vice Chair

Joe Praisler

Chase Burmeister

Brian Morse

Dianne Wenslow

Nick Kittle

DATE: _____

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