

THORN TOWNSHIP ZONING COMMISSION MEETING MINUTES

Date: 8-14-2023

Meeting Type: Public Hearing for Proposed Zoning Regulations for Alternative Power Sources, (solar)
& August Regular Meeting

Meeting Location: Thorn Township Building, 13780 Zion Road, Thornville, Ohio

Board Members Present: Jim Hay, Brad Blain, Alternate Mary Alice Stidham, and Alternate Sandy Davis

Zoning Department Members Present: Ed Corns, Zoning Inspector & Deborah Morgan, Zoning Secretary

Guests Present: Dayna Patrick

Public Hearing:

Co-Chairperson Brad Blain opened the Public Hearing at 6:30 p.m. Mr. Blain announced that the public hearing this evening was being held to hear public comments on the proposed zoning resolution language for solar panels.

Guest Dayna Patrick questioned what this proposed regulation pertains to and how this impacts small solar facilities. Mr. Blain updated Mrs. Patrick on the board's decision to introduce legislation on solar panels. Thorn Township Zoning Inspector Ed Corns stated that there has been a lot of phone calls and interest in solar panel farms in the township and the board felt that this proposed zoning language was needed.

Discussion was held on the noise that can be produced with solar panels and also setbacks were discussed. After no further discussion the public hearing was closed.

Regular Zoning Monthly Meeting:

Co-Chairperson Brad Blain opened the August 2023 regular meeting at 6:30 p.m. Roll call was taken and the following members were present: Brad Blain, Jim Hay, Alternate Mary Alice Stidham, and Alternate Sandy Davis. Mark Huggins, Mark Becker, and Wayne Gniewkowski were absent.

The minutes of the June 12, 2023 regular meeting were reviewed. Jim Hay moved to approve the minutes as presented, Mary Alice Stidham seconded the motion. The motion passed by a yes vote of all regular members present.

The minutes of the July 24, 2023 special meeting were reviewed. Jim Hay moved to approve the minutes as presented, Mary Alice Stidham seconded the motion. The motion passed by a yes vote of all regular members present.

Presentation of District Change Application:

A district change application was distributed to the board and a request for a motion to set a public hearing was made. Jim Hay moved to hold the public hearing for the district change application on September 11, 2023 at 6:30 p.m., with the regular monthly zoning meeting to immediately follow. Mary Alice Stidham seconded the motion. The motion passed by a yes vote of all regular members present.

Proposed Zoning Regulation for Alternative Power Sources (Solar) Discussion:

Discussion was held on the recently held public hearing and the members felt that the limit of 50% of the rooftop units needed to be reviewed. Mr. Hay voiced his concerns over the restrictions to homeowners to only be permitted to use 50% of their rooftops. After further discussion it was decided that there should be no restrictions for how much of a house roof should be covered. Jim Hay moved to remove the rooftop coverage language from the proposed draft, Mary Alice Stidham seconded the motion. The motion passed by a yes vote of all regular members present.

Jim Hay moved to recommend the amended proposed solar panel zoning regulations to the Thorn Township Trustees. Mary Alice Stidham seconded the motion. The motion passed by a yes vote of all regular members present.

Open Items for Discussion

None

Zoning Inspector Report

Inspector Corns reported the following recent permits:

- Inground pool on Beechtree Court

- Accessory building on St. Rt. 204
- New Build on Finta Way
- Covered boat dock on Twp. Rd. 1072
- New Build on Harborview Lane
- New Build on Harborview Lane
- Covered Porch/Breeze Way on Ridenour Road
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Visitor Comments

None

Zoning Commission Member Comments/Questions

None

Agenda for next Monthly Zoning Meeting

Public Hearing District Change Application

Regular Meeting:

Results of Public Hearing District Change Application

Proposed Wind Turbine/Wind Solar Energy Zoning Language

Open Items for Discussion

After no further business the meeting was adjourned at 7:06 p.m.

Respectfully submitted:

Deborah Morgan, Zoning Secretary