

**SAGAMORE HILLS TOWNSHIP
ZONING COMMISSION – REGULAR MEETING**

Monday, May 22, 2023 – media notified

The meeting was called to order by Dr. Koncal at 7:00 p.m.

R/C: Dr. Woodruff-present; Chasar-present; Lachina-present; Dr. Koncal-present; Witkiewicz-present.

Pledge of Allegiance to the flag of the United States of America.

Mr. Chasar made a motion to approve the minutes from the April 24, 2023 Regular Meeting. Seconded by Mr. Woodruff. R/C Vote: all in favor

The first topic on the agenda was solar energy. Dr. Koncal commented there was a copy in everyone's meeting folder of the six month moratorium adopted by the trustees on wind and solar energy. This is to give the zoning commission time to decide what they want to do about recommendations to the trustees regarding wind and solar energy.

Dr. Koncal said after hearing Jesse's comments regarding solar panels at the last zoning commission meeting, he has moderated his position that solar panels have to go on the back of a building. Dr. Koncal asked the board for their thoughts on what they would like to do.

Mr. Chasar said to avoid issues with the residents that solar panels should be able to go on any roof in any direction facing any street. Mr. Chasar is not happy with solar panels on the ground. Dr. Woodruff said he agreed. Mr. Chasar said there are enough options for solar panels to go on the roof, they don't have to be on the ground. Mr. Chasar said solar panels on the ground could provide an opportunity for vandals, children don't have a place to play so they go out in the street, etc.

Dr. Koncal said he also had the same thoughts as Mr. Chasar. Dr. Koncal said one acre lots or two acre lots we could restrict to roof type solar panels, but if someone has a larger lot (5 acres or more) we may have an exemption to allow the solar panels on the ground. Mr. Lachina did not agree with an exemption on 5 acres or more. Dr. Woodruff made a comment an example of an exemption might be the garlic farm that is on Chaffee. They might want solar panels to help with whatever they are growing in the barn, but did not know whether it would be enough for agricultural use.

Dr. Woodruff made a reference to some information that Mr. Snell had provided for the board, specifically integrated solar energy systems. Mr. Snell replied that this information came from the Ohio Township Association and they created a model rule. The definitions show potential solar uses; ground mounted, integrated, rooftop, small solar facility and solar energy system. They then created permitted uses in each of the above categories.

Mr. Snell brought up the potential question can solar panels be put on an accessory building. There could also be issues with having an exception for 5 acres. As an example, if someone had 4.2 acres and not 5 and wanted to put the solar panels on the ground, this could open up an opportunity for an appeal. If you say no ground units, then there are no ground units. If you allow ground units anywhere there is the possibility of appeals. There was a discussion on the location of solar panels, usage and generating energy. Jeff suggested solar panels can only be on your primary residence and only on the roof.

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Dr. Koncal said the information from the Ohio Township Association is complicated. Our zoning resolution is simple and Dr. Koncal would like to keep it simple.

There was a brief discussion about the height and location/size of solar panels on the roof of businesses in the commercial district.

Dr. Koncal and Mr. Snell agreed to keep things simple. The solar panels can be on your roof, and anywhere on your roof in a primary residence. The solar panels can be anywhere on the roof of your commercial building and the flat verses the pitch.

Mr. Snell volunteered to make two lists with some language; one for commercial and one for residential.

The second topic on the agenda was wind energy. Mr. Snell said the zoning commission dealt with wind energy in 2014 under the supplementary section of our zoning resolution, uses not permitted in any district, “wind powered generators, wind powered turbines and associated facilities.”

Mr. Snell said last year ten counties banned wind turbines. Mr. Snell said it was hard for him to find someone that had regulated wind energy. There was nothing on the township association’s website about wind. Mr. Snell asked the board how they wanted to approach wind energy. The board could say no to wind and leave it the same. Dr. Woodruff replied to leave it no. Mr. Snell agreed. If someone comes in with a wind idea that is reasonable, we could modify the zoning resolution. The board agreed.

The third topic on the agenda was steel containers used as accessory buildings. Dr. Koncal said that Mr. Snell reminded him that we regulate things based on health, safety and welfare. That would be a good way to look at the steel containers rather than they are ugly; we don’t like them and we don’t want them. We have to do what is legal.

Dr. Koncal asked the board whether they saw a health issue with steel containers. Mr. Fantozzi replied there is oxidation and rust and he is not sure if they are structurally sound. Mr. Fantozzi said the county requires a structural analysis before the county will approve a permit. Mr. Snell said he thinks a steel container is a health and safety issue rather than a regular building because of the way they look and rust and act.

There was also a brief discussion about pods. Mr. Fantozzi said a permit is not required for a pod in Sagamore Hills.

Mr. Snell asked the board how they felt about steel containers. Dr. Woodruff replied they are ugly, even if you paint it. Mr. Snell said we cannot control aesthetics. Dr. Koncal said we can say no to steel containers until a judge tells us we can’t. Mr. Snell suggested we put steel containers under supplementary regulations, uses not permitted. Mr. Snell said he will come up with some verbiage on prefab steel storage units for the next meeting; i.e.; pods, outdoor storage box containers, shipping containers, box truck bed, tractor trailer bed, etc.

Mr. Fantozzi showed the board the plat he signed for Parkview. Parkview consolidated everything into one parcel. The building to be done in phases. Mr. Snell explained the phases.

Mr. Fantozzi reviewed a few items. There is a vacant house on Boyden with the gutters falling down. The power has been turned off for the past ten years. Mr. Fantozzi has not been able to get ahold of anyone. Mr. Snell said the owner is in their 80’s and lives in Aurora. Someone has been cutting the grass.

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Mr. Fantozzi said there is another garage on Crystal Creek that needs to come down. There was a brief discussion on the infamous camper. The gentleman that remodeled the century home next to the farm on Valley View, said his children were by the driveway that is next to his property and there was a stranger in a car speaking to his children. The police were called. He is figuring out how to put another fence up to keep everyone away from his property. There is a house on Carter that Mr. Fantozzi is working on that is looking quite junky with a car covered in the yard. Heartridge is pretty slow because of the economy. There have not been many complaints about the grass. There is a coin shop moving into the plaza within the next 30-45 days. Someone else called about a bake shop.

Dr. Woodruff made a motion to adjourn at 8:14 p.m. Seconded by Mr. Lachina.
R/C: all in favor