

Zoning Commission

July 8th

2009

ATTENDING:

Larry Schrader
Janelle Albertoni
John Yeargin
Bill Arnold
Terry Johnson (Voting Alternate)

Ron Mishler
David Vartenuk
Jim Albertoni
Jim Demboski

Mr. Schrader called the meeting to order at 7:12 P.M. with a roll call and the reciting of the pledge of allegiance.

Mr. Schrader requested the commission review the prepared minutes from the June 10th meeting.

Mr. Arnold made a motion to accept the minutes as prepared, seconded by Mrs. Albertoni, all in favor of accepting the minutes.

Mr. Schrader asked the commission to evaluate the revisions for pages 38 and 168 prepared by the secretary.

Mr. Schrader mentioned the Solar & Wind energy issue brought to the commissions attention. Mr. Yeargin requested to make a few comments and hand out a few articles he has come across in his research of the topic.

- Our region only has about 66 days of sunshine per year. Mr. Yeargin doesn't believe we need someone to come up from Broward Florida and tell us what to do.
- Internment of Nuclear waste happens on a daily basis. Nuclear power is the only real solution to our energy problems.
- If it were cost effective and worthwhile to do so more people would spend the approximate \$40,000.00 to install some sort of system. It is a 15 year payback on this sort of equipment.
- There aren't any incentives or promotions going on to buy these systems.
- Mr. Yeargin is bothered by the government wanting to copy Spain and their model for creating green jobs and the fallacy of the "ecocorruption" of the jobs lost after the projects are completed.
- This sort of thing doesn't seem geographically feasible in Ohio to work out.

Mr. Albertoni stated that he has only had one (1) inquiry and that didn't materialize into anything.

Mr. Vartenuk suggested one (1) line stating a five (5) acre minimum. Mr. Arnold agreed with the five (5) acre but wanted to add one hundred (100) foot setbacks. Mr. Mishler agreed with a lot of what Mr. Yeargin said and including the five (5) acre line in the resolution then letting any inquiries go to appeal before the BZA.

Mr. Schrader said he was bothered by some of the items in the packet given to the commission at the previous meeting. One (1) that stands out in his mind was that every area has a place for this equipment. His main concerns on the subject are safety, health, incentives are a whole other topic, and the noise levels.

Mr. Yeargin thinks the five (5) acres could be dangerous without setbacks. How about monitoring of the decibel levels, where do you measure this from?

Mr. Schrader stated he would like to see five (5) acres with a conditional use permit. He then requested if everyone is in agreement on cost, timing, and plus the payback we could come to a motion on this topic.

Mr. Schrader then made the motion to add "SEC. 303.09 Small Wind Energy System" to page 49.

- A. A Small Wind Energy System may be permitted on a minimum of five (5) acres requiring two hundred (200) feet from the base of the tower or one hundred ten percent (110%) of the height of the Small Wind Energy System to the lot line, or any inhabited building.

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- B. The total height of a Small wind Energy System is measured as the vertical distance from the ground level to the tip of a wind generator blade when the tip is at its highest point, and shall not exceed the maximum height of one hundred twenty (120) feet.

Included in the motion by Mr., Schrader was the requirement to add “Small Wind Energy System” to the definitions section of the resolution. The motion was seconded by Mr. Arnold and Mr. Yeargin. All commission members voted in favor of the motion.

Mr. Schrader asked if anyone thought it was necessary to include solar issues. After some discussion it was not deemed to be necessary at this time.

Mr. Schrader then made a motion to remove “access to a public street” and add “only one sixty (60) foot minimum access strip per parcel of land will be permitted.” to page 53 SEC. 401.8, page 57 SEC. 402.8, page 60 SEC. 403.8, and page 97 SEC. 421.6. The motion was seconded by Mrs. Albertoni and Mr. Yeargin, all in favor of the motion.

Mr. Yeargin wanted to mention that he attended the BZA hearings on July 2nd pertaining to garages and fences and looked at the differences between Portage County Zoning and our Township Zoning. He believes the practice we have in place is working well. The variance process gives the owner a clause with size and time constraints on completion.

Mr. Schrader stated he would like to set a date and time for the hearing to adopt the revisions to the Zoning Resolution to happen at 7:00 P.M. on Wednesday August 12, 2009 before our regular meeting. This will give us 34 days which follows the guidelines on page 169 & 170 of the Zoning Resolution for adopting amendments. A notice needs to be in the paper at least 15 days before the hearing and state that revisions will be available for public viewing at Mogadore Library. Five days from the meeting setting the date Portage County Planning needs copies of the revisions. Mr. Arnold mentioned that all of these requirements and the proper procedure to index the revisions id listed in the “519” handout he gave the secretary.

Mrs. Albertoni made the motion to adjourn, Mr. Arnold seconded, all in favor to adjourn. The meeting adjourned at 8:47 P.M.

Larry Schrader - Chairman

Adam Bey – Zoning Com. Sec.

During the August 12, 2009 meeting a motion was made by Mr. Yeargin to approve the minutes with the change of the word “there” to “their” in Mr. Yeargin’s commentary on Spain. Motion seconded by Mr. Arnold, all in favor to approve the minutes as corrected.