Notice of Public Hearing

The Zane Township Zoning Commission will hold a public hearing concerning proposed amendments to the Zane Township Zoning Resolution on May 17, 2022 at 7:00 PM at the Zane Township Community Center. The building address is 11845 St Rt 287, Middleburg, OH, 43336.

The proposed amendments, initiated by motion of the Zoning Commission, propose to amend Article II Definitions and add Section 1036 Solar Energy Systems.

The text and map(s) of the proposed amendment will be available for examination at the Middleburg Post Office lobby during the house of 12:01am to 11:59pm, for a period of 10 days prior to the public hearing. The building address is 12020 Green St, Middleburg, OH, 43336.

After the conclusion of such hearing, the matter will be submitted to the Zane Township Board of Trustees its action.

Paul Gantt
Chair, Zane Township Zoning Commission

Date of Request.
April 20, 2022

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

RE: Zoning Text Amendment Application, Zane **Township,** Logan **County**
Amendment topic: Solar Energy Systems

Dear LUC Regional Planning Commission Committee Members:

The Zane Township Zoning Commission met at 7:00 PM on ~~May~~ April, 20, 20 22 During the meeting, amendments to the Zoning Resolution were initiated by motion of the Zoning Commission. The amendments propose alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.
The proposal amends Article II Definitions and adds Section 1036 Solar Energy Systems.

Included with this cover letter, you will find a copy of the existing zoning as it appears in the Zoning Resolution. Proposed changes are **bolded** and ~~**struck**~~. Please refer to these attachments for further information.

Public Hearing.
The Zane Township Zoning Commission of Logan County, Ohio, will hold a public hearing concerning the proposed amendments at 7:00 PM on May 17, 2022, in the ~~Township Hall.~~ Zane Township Community Center.

Point of Contact.
Please consider me Zane Township's point of contact for this matter. My contact information is below:

PAUL GANTT
614.206.2172

Sincerely,

Attachments.
1. Proposed Zoning Resolution Text Amendments (text changes shown ~~removed~~ and **added**)

Logan-Union-Champaign
regional planning commission
Director: Bradley J. Bodenmiller

Zoning Text Amendment Checklist

Date: April 20, 2022 Township: Zane

Amendment Title: Solar Energy Systems

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	☑	☑
Date of Request (stated in cover letter)	☑	☑
Description of Zoning Text Amendment Change (s)	☑	☑
Date of Public Hearing (stated in cover letter)	☑	☑
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	☑	☑
Attachment of Zoning Text Amendment with changes highlighted or bolded	☑	☑
Copy of current zoning regulation, or section to be modified for comparison	☑	☑
Non-LUC Member Fee, If applicable	☐	☐

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

10820 St Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Zane Township, Logan County
Zoning Text Amendment
Proposed on April 20, 2022

Amend:

Article II Definitions.

Solar energy related definitions:

a) **Accessory Solar Energy**: A solar collection system consisting of one or more roof/structure mounted and/or ground/pole mounted solar collector devices and solar related equipment, and is intended to primarily reduce on-site consumption of utility power. 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 by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.

b) **Principal Solar Energy Production Facility**: An area of land or other area used for a solar collection system principally used to capture solar energy and convert it to electrical energy. Large solar energy production facilities consist of one or more free-standing ground/pole, or roof/structure mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities. These production facilities primarily produce electricity to be provided off-site.

c) **Solar Energy Equipment**: Items for the purpose of generation, transmission, and storage of electricity, including but not limited to a solar photovoltaic cell, solar panels, lines, pumps, inverter, batteries, mounting brackets, framing and/or foundation used for or intended to be used for the collection of solar energy.

d) **Solar Photovoltaic (PV)**: The technology that uses a semiconductor to convert light directly into electricity.

e) **Clear Fall Zone (Solar Energy):** An area surrounding a ground/pole mounted solar energy system into which the system and/or components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing the structure's failure that shall remain unobstructed and confined within the property lines of the primary lot where the system is located. The purpose of the zone being that if the system should fall or otherwise become damaged, the falling structure will be confined to the primary parcel and will not intrude onto a neighboring property.

Add:

Section 1036 Solar Energy Systems

A. Accessory Solar Energy Systems

It is the purpose of this regulation to promote the safe, effective, and efficient use of accessory solar energy systems installed to reduce the on-site consumption of utility-supplied electricity. An accessory solar energy system shall be considered a permitted accessory use in any district provided all requirements and regulations as set forth below are met.

No person shall cause, allow or maintain the use of an accessory solar energy system without first having obtained a zoning permit from the zoning inspector.

All accessory solar energy systems shall meet the following requirements:

1. No solar energy system shall have a production output of more than 50kW.
2. A solar energy system is permitted in all zoning districts as an accessory to a principal use.
3. A solar energy system shall not be used for the generation of power for the sale of energy to other users, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time to the local utility company.
4. Roof/Structure mounted solar energy systems:
    a. Shall be flush-mounted, or as long as it matches the slope of the roof, shall have a maximum tilt of no more than five (5) percent steeper than the roof pitch on which it is mounted.
    b. Shall not extend beyond the perimeter (or edge of roof) of the building on which it is located.
    c. May be mounted to a principal or accessory building.
    d. Combined height of the solar energy system and building to which it is mounted may not exceed the ridgeline of the roof for hip, gable, and gambrel roofs and may not be taller than eighteen (18) inches above the roofline of a flat roof.
5. Ground/Pole mounted solar energy systems:
    a. Shall be no taller than seventy-five (75) percent of the maximum building height allowed in that zoning district for accessory buildings.
    b. Shall be permitted in the rear or side yard only.
    c. Shall be erected within an established clear fall zone.
    d. The minimum setback distance from the property lines for structures comprising solar energy systems and all related equipment shall be at least one hundred ten (110) percent of the height of any structure or at least twenty (20) feet from the nearest property line, whichever is greater.
6. Solar energy systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street right of ways.
7. Solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within six (6) months from the date they are no longer 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 and reseeded within thirty (30) days of removal.

8. In addition to the site plan required for any zoning permit or conditional use permit, the following shall also be submitted at the time of application and shall include:
    a. Elevation of the proposed solar energy system(s) at maximum tilt.
    b. Evidence of established setbacks of 1.1 times the height of any structure and "clear fall zone".
    c. Proof of notice to the electric company regarding the proposal.

B. Principal Solar Energy Production Facilities

No Principal Solar Energy Production Facility shall be located in a zoning district where such facilities are not explicitly listed as a permitted or conditionally permitted use.

It is not the purpose of this regulation to regulate a major utility facility, or subsidiary use, as defined by the Ohio Power Siting Board (50 MW or greater). It is also not the purpose of this regulation to regulate public utilities that meet the definitions as stated in the O.R.C. 4905.02 or O.R.C. 4905.03 and the three criteria of O.R.C. 4905.65(B).

Principal Solar Energy Production Facilities are prohibited in any district.