

# Minutes

## Nimishillen Township Board of Zoning Commission

### Work Session

4422 Maplegrove NE, Louisville, OH 44641

Wednesday, January 17, 2018 – 7:00 PM

**Board Members Present:** Regan Starkey, Chairman  
Larry Marks, Vice-Chairman  
Brent Hunter, Secretary  
Herb Klebaum, Member  
Tom Davis, Member

**Board Members Absent:** Glenn Heiller, Alternate

**Zoning Inspector:** Dale Riggerbach

**Purpose:** Discuss revisions to the current Nimishillen Township Zoning Resolution

### **CALL WORK SESSION TO ORDER:**

Chairman Regan Starkey introduced the Board and other staff members present.

### **Old Business:**

Mr. Starkey stated at the last meeting the Board tabled the discussion of solar panels, wind turbines, and skilled games.

After a brief discussion, the Board agreed to leave skilled games alone and not add anything to the book.

The Board asked Zoning Inspector Dale Riggerbach how the process of getting the information to the Prosecutor's office was going. Mr. Riggerbach stated he is working on going through the information to give to the Trustees to review first. Once the Trustees review and approve it, he will send it to the Prosecutors to review.

Zoning Inspector Dale Riggerbach provided the Board with information on Solar Energy and Wind Turbines from Plain Township, Perry Township, Jackson Township, and Osnaburg Township. The Board held a discussion and reviewed this information.

Zoning Inspector Dale Riggerbach provided the Board with a proposed amendment to the Nimishillen Township Zoning Resolution from September 2011. Mr. Riggerbach informed the Board the Trustees still needs to approve the proposed amendments. Discussion followed

### **Discussions were held on the following:**

- Wind Turbines
  - Discussion of the current regulations for Wind Turbines in the Township
  - Discussion of the proposed changes for Wind Turbines from the proposed amendment

*REGAN STARKEY MOTIONED TO GET THE PROPOSED AMENDMENT DATED SEPTEMBER 2011 ADDED TO THE BOOK SECONDED BY HERB KLEBAUM. The Board responded by saying 'I'. **ALL WERE IN FAVOR. MOTION CARRIED.***

- Solar Energy Systems
  - Discussion of the current regulations for Solar Energy Systems in the Township
  - Discussion of the other Township's regulations
  - Discussion of the proposed amendment for Solar Energy Systems
  - Discussion of adding the ability to mount to a principal or accessory structure to Section 602.2 & 603.11 of the proposed amendment
  - Discussion of Section 602.4 of the proposed amendment. After discussion, the Board decided to remove this section

*HERB KLEBAUM MOTIONED TO USE PROPOSED AMENDMENTS FOR SOLAR ENERGY SYSTEMS WITH NEW SUBCATEGORY, SECTION 603.11 & ADD #6 "MAY BE MOUNTED TO A PRINCIPAL OR ACCESSORY STRUCTURE" SECONDED BY REGAN STARKEY. The Board responded by saying 'I'. **ALL WERE IN FAVOR. MOTION CARRIED.***

After a brief discussion, the Board decided to include all of the zoning districts in the Solar Energy Systems regulations.

*REGAN STARKEY MOTIONED TO ADD #7 "PERMITTED IN ALL ZONING DISTRICTS TO SOLAR ENERGY SYSTEMS SECONDED BY LARRY MARKS. The Board responded by saying 'I'. **ALL WERE IN FAVOR. MOTION CARRIED.***

- Solar Energy Production Facilities
  - Discussion of the current regulations for Solar Energy Production Facilities for Jackson Township
  - Discussion of adding another section (Section 603.12) to the proposed amendment for Solar Energy Systems
  - Discussion of added a setback requirement

*REGAN STARKEY MOTIONED TO MAKE ANOTHER SUBSECTION, 603.12, AND COPY JACKSON TOWNSHIP INCLUDING 11 & 12 & THE FIRST PART OF JACKSON TOWNSHIP'S DEFINITION SECONDED BY HERB KLEBAUM. The Board responded by saying 'I'. **ALL WERE IN FAVOR. MOTION CARRIED.***

The Board held a discussion on whether or not to Solar Energy Production Facilities should be a permitted use or a conditional use. After discussion, the Board decided to make Solar Energy Production Facilities a conditionally permitted use. Discussion followed.

*REGAN STARKEY MOTIONED TO THE LAST MOTION TO BE A CONDITIONAL USE FOR 11 & 12 FOR SOLAR ENERGY PRODUCTION FACILITIES SECONDED BY HERB KLEBAUM. The Board responded by saying 'I'. **ALL WERE IN FAVOR. MOTION CARRIED.***

**New Business:**

The Board held a discussion on when to hold the next meeting. The Board stated they would like to hold the Organizational Meeting at the next meeting. After discussion, the Board decided to schedule the next hearing for Wednesday, February 21, 2018 at 7 p.m. just for the Organizational Meeting.

**Approval of Minutes:**

*REGAN STARKEY MOTIONED TO APPROVE THE MINUTES FOR NOVEMBER 15, 2017 AS WRITTEN SECONDED BY BRENT HUNTER. The Board responded by saying ‘I’. ALL WERE IN FAVOR. MOTION CARRIED.*

**Adjournment:**

*REGAN STARKEY MOTIONED TO ADJOURN AT 8:10 PM SECONDED BY HERB KLEBAUM. The Board responded by saying ‘I’. ALL WERE IN FAVOR. MOTION CARRIED.*

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Regan Starkey, Chairman  
Nimishillen Township Board of Commission  
Commission

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Brent Hunter, Secretary  
Nimishillen Township Board of

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