

LAGRANGE TOWNSHIP ZONING COMMISSION
November 20, 2023

Call to Order

Roger Kuhl called the meeting to order at 7:02pm.

Roll Call – Board Members Present:

Roger Kuhl, Chairman	Randy Lindsey, Vice Chairman
Ron Pickworth, Member	Rick Knight, Member
Susan Yoder, Member	Russ Reising, Alternate
Kimberly Carter – Secretary	

Public Attendance

Ed Burke

Approval of Minutes

- R. Lindsey made the motion to approve minutes of the September meeting, R. Knight seconded the motion, roll call – Knight: YES; Lindsey: YES; Yoder: YES; Pickworth: YES
- R. Lindsey made the motion to approve minutes of the October meeting, R. Knight seconded the motion, roll call – Knight: YES; Lindsey: YES; Yoder: YES; Pickworth: YES.
- November meeting minutes to be approved at a later date.

Old Business

- Land Use Plan – R. Kuhl said he attended the county township association meeting and found out the Lorain County Community Development will come to a meeting to work with us on the Land Use Plan. We can reach out to them, but sounds like we send them a copy of our Land Use Plan and they will come to a meeting to go over it with us.

New Business

- Trustees would like us to discuss zoning code regulations on Solar Farms. There is a potential buyer of about 5 acres that wants to put in a solar farm. Currently, there is nothing in the zoning book specific to solar farms. Trustees are okay with it on your house, but feel that solar farms would be an eyesore and not very aesthetic. Ed Burke also said that glare from the sun will be terrible.

R. Kuhl said that we need to figure out setbacks, what zone they can be in, noise limits, etc. He said that under 50 megawatts is governed local and over 50 megawatts then it's governed by the Ohio Power Sitting Board which states a noise limit of 40 DBA. R. Reising said that solar panels make no noise, but may be the cooling fans or the actual conversion process. R. Knight asked if batteries were required. R. Reising explained that is how the energy is converted and stored.

R. Kuhl stated there is also a "Public Utility Exemption" from zoning according to ORC 519.211 where county/townships have no zoning authority. What makes it a public utility is determined on a case-by-case basis. Senate Bill 52 (10/2021) gives power to the county commissioners to prohibit in certain areas.

R. Pickworth said that there is also concern about battery contamination from leaking batteries and how to deal with vegetation growth. LMRE has a solar farm behind their offices and it's working at 23% efficiency. Also, asked where the proposed solar farm is going to be because typically you have to be near a transmission line. R. Reising said that there is one at Oberlin College by the stadium and it doesn't look terrible. Maybe require a fence around them. LMRE had said it would cost more to setup the field for the solar farm.

R. Kuhl asked everyone to research Section 317 (Wind Turbines) in our zoning book to make sure that looks okay, read ORC 519.211 and check Senate Bill 52 so that the zoning commission can add a section for solar farms. S. Yoder is going to research what other townships have in their zoning and R. Pickworth is going to research what the Farm Bureau has on solar farms.

- R. Lindsey said that there is a name on the website for the Zoning Commission that he has never heard of - Windelspecht. K. Carter confirmed she is on the Board of Zoning Appeals.

- Randy brought up for discussion the positions of Chair and Vice Chair. He suggested that it be Rick Knight and Susan Yoder.
- R. Lindsey nominated Rick Knight as the Chairman of the Zoning Commission, R. Pickworth seconded the nomination, roll call – all yes. Rick Knight accepted the nomination.
- R. Lindsey nominated Susan Yoder as the Vice Chairman of the Zoning Commission, R. Knight seconded the motion, roll call – all yes. Susan Yoder accepted the nomination.
- Appointments will take place at the December meetings as well as confirmation of meeting day, time and place.

Adjournment

R. Lindsey made the motion to adjourn the meeting, R. Pickworth seconded the motion - roll call – Lindsey: YES; Yoder: YES; Pickworth: YES; Knight: YES; Rising: YES. The meeting was adjourned at 7:59pm.

Next Meeting

The next meeting for the Zoning Commission will be on Monday, December 18th @ 7:00pm for a regular meeting at the LaGrange Township Complex.

Respectfully Submitted,
Roger Kuhl, Chairman

Chairman



Secretary

