

RECORD OF PROCEEDINGS

Minutes of **Greenfield Township Trustees** *Hearing*

April 11, 2024 - Held 6:00 PM

The Greenfield Township Trustees met in special session at the Firehouse. Trustee Searle called the hearing to order and led those present in the Pledge of Allegiance. Dave Cotner, Lonnie Kosch and Kent Searle were present.

Trustee Searle stated the purpose of the hearing was to take public comments about a proposed amendment presented from the Greenfield Township Zoning Commission. He explained the Zoning Commission had held a public hearing; then passed the amendment, approved it, and brought it to the Board for their action.

He explained the amendment as follows: The amendment is to the Greenfield Township Zoning Resolution, section 425 which currently deals with wind energy conversion systems. The proposed amendment is to replace section 425, and if passed, will be called "Alternative Energy Conversion Systems". This will still include wind, but will add solar energy to the section. He noted there was nothing in the Zoning Resolution to include solar energy currently. The guidelines for it are small installations less than 50 megawatts. Large installations of 50 megawatts or more are out of the township's control and would go through the county, which would then send them to the Ohio Siting Board. He went on to explain that a few months ago, Greenfield Township approved a resolution to ask the County Commissioners to prohibit large scale solar farms in the township. Since then, there have been at least six townships that have done the same. It is the Board's understanding that the County Commissioners are in the process of approving the resolutions and prohibiting large scale solar systems in Greenfield Township, as well as Fairfield County. The only exception may be in northeast Walnut Township where there is a Cottontail Development; it is unknown what may happen with that project. It is hopeful the proposed amendment is approved and keeps the large scale solar development from coming into Greenfield Township.

Trustee Searle went on to explain some of the highlights of the amendment as follows: It allows a homeowner to have a rooftop or ground-mounted solar system. The system cannot be larger than two percent of the property. It cannot be higher than the roof if installed on the roof. It cannot be energy that is sold; it can only be for the purchaser's consumption. He reiterated that the Zoning Commission wrote this well-written amendment.

Zoning Inspector Erlenwein explained how the system would work with a net meter; the meter is on a system turning backward when more energy is produced than what is being consumed. The power company is not set-up to do a deductive quantity, and they would need to enter into a special agreement - an interconnection agreement - with the property owner - to start that.

Trustee Searle asked a question regarding a statement on page 2 of the amendment where it talks about three types of solar installments. It says all three shall be permitted uses in all zoning districts. He asked when they would be conditional uses? Zoning

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Inspector Erlenwein stated there was a specific reason the Zoning Commission put that statement in the amendment, but he did not have the information with him. His assumption was that they did not want to leave that portion blank, because every section of the code has permitted and conditional uses.

The Board stated how well-written the amendment was, and it was also noted that the amendment was heard by the Fairfield County Regional Planning Commission which went well. The RPC did recommend some changes which were made; once those changes were made, the Zoning Commission held a meeting, and also a hearing on the amendment, so all steps were taken. The Board noted the time and research that was put into the amendment, and commended the Zoning Commission on all of the work they completed on this amendment.

With no further discussion to come before the Board, Trustee Cotner made a motion to accept the Alternative Energy Conversion System as written; Trustee Kosch seconded the motion.

ROLL CALL: Searle: Yes Cotner: Yes Kosch: Yes Motion Passed 3-0

With no further business to come before the Board, Trustee Kosch made a motion to adjourn; Trustee Cotner seconded the motion.

ROLL CALL: Searle: Yes Kosch: Yes Cotner: Yes Motion Passed 3-0

Meeting adjourned at 6:08 p.m.