

ZONING COMMISSION

Work Session

June 3, 2010

Version II

Approved 7-1-10

Members present: Chairman, Tom Kelley, Richard Bradner, Carol Franklin, Joy Kosiewicz, Ed Mazak and Bruce McMakin, Trustee Goodrich and Zoning/Administrator Bill Funk and Recording Secretary Martha Ferch. Mark Cironi – Green Energy Systems, Guest.

Minutes for May 6, 2010 were moved to be approved by Mrs. Franklin, seconded by Mr. Bradner. Minutes approved unanimously.

Chairman stated that two months ago we had presenters for the larger wind turbines and the Commission requested that a residential size would be more appropriate use in Bath, therefore our guest is here to address the residential size wind turbines: Guest – Mark Cironi, Green Energy, presented a brochure on Small Wind Systems, A Guide for State and Local Governments. Ohio State legislation is in the process of writing codes for regulation and guidance for the use of wind turbines. This includes going through several permitting processes with them. He originally started out in 2005 with a small group (Ohio Wind Working Group) and their task was to put together a working document for all the villages and townships for the State of Ohio. They prepared the document and it went to the Ohio State Legislature which then passed. This is the document local governments can use as a guide for municipalities to write their own code and it can be obtained from ODOD. For the United States, the American Wind Energy Association is the governing body for wind energy and he attended this conference that is scheduled every year for technology updates. The government and politicians are supporting and funding the green energy programs. Mr. Cironi presented an article from “The Greater Akron” magazine and Commission viewed a video from a Channel 3 news program on the Wind Cube that displayed the system and stated that all the parts are manufactured by Ohio companies. A more practical design would be a circle type vs. the square cube design. He also pointed out that the smaller wind turbines should be supervised as to what type and where installation is to occur. A 50KW turbine, that would be a commercial unit, would be the smallest systems that would be installed in this area and the best place for them is on a ridge where it can catch the uphill wind and then goes to one meter. He also suggested that any applicant should know all the facts and look at the return on investment before spending any money to install wind turbines. They should follow a common sense list. He also stated that it is important for an applicant to contact neighbors, put in writing, before any installation of wind turbines occurs on their property.

Mr. Cironi passed out brochures on Federal and Ohio incentives for the Wind Cube systems. Also a statistical sheet for the 55KW turbine was distributed and discussed. The first places any type of unit might be installed would be office buildings. Contact person at First Energy is Bruce Rimmel on submittal of applications. By 2012 energy companies have to use 1% renewable energy, otherwise they will be fined. Zoning can dictate or list guidelines for a 5MW system or under. Also, an analysis of places that have a natural draw of wind power in Bath would need to be done. An applicant will need to show the wind velocity for area of installation of wind turbines. Small wind turbine certification should accompany the product. Amplification of more output for small wind turbines will need to be developed for a more practical solution to residential installation. Applicant should have property of at least 10 acre and should own property, would be some of the requirements for zoning residential installation. Zoning of wind turbines would fall under the general welfare, health and safety concerns for the 5KW and under wind turbines. Since some of these units are 100'+ in height and would generate noise, reasonable measures should be put in place to minimize impacts on neighboring areas. Further information was given and Commission members will study information, also information on wind velocity will need to be determined for the Bath area. Large properties of 10+ acres could be places where wind energy systems could be installed in the township. Members to come back with comments to decide whether to write an ordinance or not or just use the State guidelines. The same was decided for solar panels to use the State guidelines.

May Zoning Report was presented and accepted by Commission. Zoning Inspector presented that the Comp Plan Committee has taken a strong look at the southwest corner of Bath where the implementation of a PUD type of development could be done such as condos, apartments, or cluster type housing. This could also be used for open space zoning where some of the land is put aside and only development of a small portion of it would be done. Basic zoning would be an R-2 district that would use PUD's on larger acres where the design standards would be implemented and a density bonus could be used if the addition of trails are added.

Summit County adopted legislation to regulate Internet Cafés with police power and for the time being, use their regulations but still keep an eye on it for future implementation of regulations.

When consultant is available they could advise the Commission on writing language for the zoning resolution on these subjects.

Motion to adjourn was made by Bruce McMakin and seconded by Dick Bradner. Meeting adjourned.