

Sandusky County Commissioners – 622 Croghan Street, Fremont, OH 43420

2023 MEETING

Meeting: Board Of Commissioners

Location: Commissioners' Board Room

Date: 4/11/2023

Time: 8:00AM – 10:30AM

Present: Commissioners: Charles Schwochow – President; Russ Zimmerman– Vice President

Present: Theresa Garcia – County Administrator

Others Present: Bill Windnagel, Peggy Courtney, Ron Hiser, Terry Stanforth

(*action items)

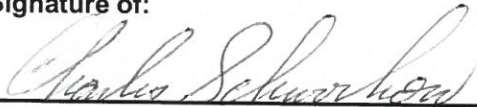
AGENDA ITEMS	BRIEF DESCRIPTIONS / ACTION STEPS:	PERSON RESPONSIBLE:	DOLLAR AMOUNT:	MOTION / VOTE
Call to Order Pledge of Allegiance (8:00am)	*** Commissioner Miller was not in session. He attended the Lake Erie Water Quality roundtable hosted by Congresswoman Kaptur in Maumee.	Charles Schwochow, President		
*Review & Approval of Commissioner Meeting Minutes, incoming Mail Review & External Meeting Notices	The 4/6/2023 minutes were reviewed/approved by the Board. The Board reviewed incoming mail and external meeting notices.	Charles Schwochow Russ Zimmerman		*Motion: Move to Approve minutes Moved by: Russ Zimmerman 2nd: Charles Schwochow Yes – 2 (Miller absent)
Review of External board / Meetings Attended by Commissioners	Commissioners Schwochow and Miller attended the Regional Planning meeting. They talked about the solar farm and field regulation document that Ballville Township presented. Woodville is working on the same document and used Ballville's draft proposal. They talked about the map language for Wightmans Grove and splitting some of the lots. Those decisions will be made when houses are being built. They talked about construction dumpsters on residential property and how long it can stay on the property. See attached agenda.	Charles Schwochow		
Commissioners and Administrator Discussion	There was an email that was sent out regarding Representative Click's meeting on the new legislative proposal for County Courts. The Sheriff, Prosecutor, Judge Smith and Mayor Sanchez, City of Fremont, had			

	discussions with other Judges, Mayors and Law Enforcement regarding their thoughts on having one full-time Judge or two part-time Judges for the county courts. There were no concerns with the full-time Judge, however, the consensus was they did not like the idea of having one physical court. They feel it needs to be the two courts. The Commissioners agreed that going to one court would need more discussion and public meetings if that would happen.			
	Commissioner Schwochow received a message from Representative Click noting he is having a meeting with Vickery Environmental, and he was going to forward details of the dates and times available. If anyone has any questions they are invited to attend. There was a survey on the dates and times for the possible meetings.	Charles Schwochow		
* Then /Now Documents	None			
* Personnel	The April Health Insurance transfer notice was signed.	\$344,671.67		
* Travel Requests	None			
Community Work Program (CWP)	Bill Windnagel – CWP. Bill came in for his regular meeting with the Commissioners. His work order report was reviewed. He has been out mowing. They have gotten about a third of the lawns completed. They have picked up a few new jobs and some they are finishing from last year. He does have four on his crew right now. When they have outside work four or five on the crew is a decent size.	Bill Windnagel - Coordinator		
Visitors Bureau	Peggy Courtney – Visitors Bureau. Peggy brought in a new quote and specs for the Visitors Bureau sign. The sign project will have to be bid on since it is over \$50,000.00. Administrator Garcia will help put specs together for the sign and get that posted for bids. The Engineer noted he will dump dirt for the sign once it is decided exactly where it will go. They are already working on new songs and lights for the Christmas display at the Courthouse. Commissioner Schwochow recommended contacting the Community Work Program to help with landscaping maintenance. They talked about lights and presentations for the other holidays.	Peggy Courtney – Executive Director		

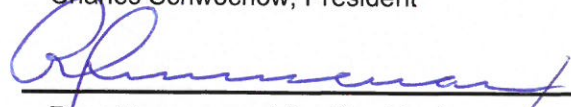
<p>Facility Management</p>	<p><u>Ron Hiser – Facility Management.</u> Ron came in for his regular meeting with the Commissioners. See attachment for agenda items. Ron is working with the Trane representative on the chillers at the jail. He asked them about looking at the chillers at the service center and health department. He was under the impression the discussion with Trane was they were going to handle the issues with the Trane equipment in all the buildings. He is struggling with getting them in to make this equipment right. Trane representative had assured the Commissioners they were going to make it right. Ron will take the contract and maintenance agreement to the Prosecutor for assistance. The Board of Health building project is moving along. Ron is going to work on the current lot behind the cold storage building to make it two separate lots, one for impound and one for the Sanitary Engineer.</p>	<p>Ron Hiser - Director</p>		
<p>Veterans</p>	<p><u>Terry Stanforth – Veterans.</u> Terry came in for his regular meeting with the Commissioners. Office is running well. He just finished his certification for Service Officer. He has a great working relationship with GLCAP to help with veterans that he may not be able to assist. He has also reached out to the Fortress to receive some help with homeless veterans. They are doing some remodeling at the fortress and will have more opportunities. He is working on remodeling the Veterans Services building at the fairgrounds. He wants to have it done by the fair. He is doing a lot of networking with local organizations to get help where he can.</p>	<p>Terry Stanforth- Service Officer</p>		
<p>* Resolutions</p>	<p>2023 - 107 APPROVING THE REPORT OF THE CITY OF FREMONT TAX INCENTIVE REVIEW COMMITTEE (CFTIRC) OF EXISTING ENTERPRISE ZONE AGREEMENTS FOR YEAR 2022</p>	<p>City of Fremont</p>		<p>*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Charles Schwochow Yes – 2 (Miller absent)</p>
	<p>2023 - 108 DESIGNATING CARLOS BAEZ, COUNTY ENGINEER, AS THE AUTHORIZED AGENT TO PARTICIPATE IN IN THE ODOT CONTRACT FOR ROAD SALT</p>	<p>Engineer</p>		<p>*Motion: Move to Approve resolution Moved by: Charles Schwochow 2nd: Russ Zimmerman Yes – 2 (Miller absent)</p>

	2023 - 109 APPROVE SUPPLEMENTAL APPROPRIATION FOR DOG KENNEL FOR SUPPLIES (\$1,000.00) FOR KENNEL.	Dog Kennel	\$1,000.00	* Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Charles Schwochow Yes - 2 (Miller absent)
Public Open Session	Citizens Attendees - none Media Attendees - none Elected Officials - none			
* Adjournment (10:30am)	With business completed for the day the meeting was adjourned.			* Motion: Move to adjourn Moved by: Russ Zimmerman 2nd: Charles Schwochow

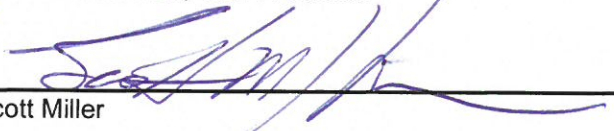
Signature of:



Charles Schwochow, President



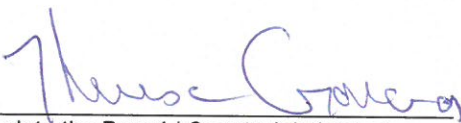
Russ Zimmerman, Vice President



Scott Miller

Board of County Commissioners, Sandusky County Ohio

Attest:



Clerk to the Board / County Administrator

I, the undersigned, Clerk of the Board of Commissioners,
Sandusky County, Ohio, do hereby certify that the foregoing
is a true and correct copy from the official record of said
Board of County Commissioners as recorded in its Journal.

Clerk, Board of County Commissioners, Sandusky County, Ohio

Sandusky County Commissioners Agenda



Topics of Discussion for the meeting Dated April 11th, 2023.

1. Two boilers at the Sheriff Office failed inspection. We are securing pricing for replacement. We met with Boiler and Controls representatives on 3/28/23 for boiler sizing and system design.
2. Working with Trane representatives on correcting the chiller issues that we have at our facilities. This spring we have experienced faults at all three locations. They are planning on having an on-site visit today.
3. Aesthetic improvements at the commissioners bld. Is in the design phase. I have talked with Ashley and she is building our design boards, however she is still waiting on a couple of samples to come in.
4. The Board of Health better buildings project is progressing with the afterhours work mostly completed and AHU #1 being installed currently. Working with Cousino's on scheduling building restoration project.
5. We are assisting security in planning and securing pricing for access control and camera monitoring at the courthouse and commissioners building.
6. We are assisting the Board of DD with the HVAC issues that they are experiencing at the senior center location.
7. The Sheriff Office cameras and access control up-grade installation is 90% complete, commissioning and punch list still on-going.
8. We had the plan review for the better buildings scope of work for the JDC. Some additional items and HVAC system discussion was had with PDG Thursday (3/9/23). Design changes are expected this week for review.
9. I met with PDG to review all the rest of the better building's projects. This bid package will cover the remaining (small building) upgrades (discussions on Woodville court).
10. We are working with the county engineers to install a stone pavement area at the impound lot located behind the cold storage. Also looking into a new gate and some additional fencing.
11. Fremont Fire Department has begun their annual inspections.
12. Pricing has been secured and PO# have been issued for the addition of a fire alarm system for the fire suppression risers at the (new EMS site) 1791 East State St. building.
13. On-going discussions with PDG on the HVAC for the Woodville court.
14. Meeting with Doug Hooper on red sandstone renovations Thursday.



712 North Street, Suite 102 – Fremont, OH 43420 – 800-255-8070 – www.sanduskycounty.org

Commissioner Meeting Agenda – April 11, 2023

1. Relief Grant Funds project

- Sign
- Blacktop striping



ARTICLE 38: SOLAR FARMS AND FIELDS

**FINAL DRAFT
REVIEWED 3/14/2023**

Section 38.01 Purpose

1. This section is to regulate solar farms under 50 Megawatts or any solar farms and fields that do not fall under Ohio Power Siting Board (OPSB)

Section 38.02 Area, Bulk and Height Regulations

1. SETBACK: All structures affiliated with the operation, including the solar panels shall meet or exceed the following requirements:

- 1.1 Solar modules shall have a minimum setback from non-participating parcels boundaries of 150 feet.

- 1.2 Solar modules shall have a minimum setback from non-participating residents existing as of application filing date of 300 feet.

- 1.3 Solar modules shall have a minimum setback from the edge of pavement of any Township, County or State road within or adjacent to the project area of 150 feet.

2. MINIMUM ACREAGE: The minimum lot area shall be 5 acres.

3. HEIGHT: The maximum height of all structures affiliated with the operation, including the solar panels shall not exceed 20 feet above ground level.

Section 38.03 Application

1. Applicants must hold a local public meeting 90 days before submitting application or material amendment to Ballville Township. Applicants shall give public notice of the informational meeting in a news paper of general circulation and notice over a local radio station.
2. Applicant must notify all impacted boards of county commissioners and township trustees.
3. At the meeting, applicant must provide type of facility, maximum nameplate capacity and map of proposed boundaries. (R.C. 303.61)



ARTICLE 38: SOLAR FARMS AND FIELDS

4. Within 90 days of public meeting, the board of county commissioners may adopt a resolution that prohibits the construction of the proposed facility or limits the boundaries of the facility. If no resolution is adopted, the application may proceed. (R.C. 303.62)
5. County commissioners can designate all or part of the unincorporated area of a county as a restricted area; no applications or amendments may be filed for a facility in the restricted area if the facility type is prohibited in that restricted area. (R.C. 303.58)
6. An approved application is required before submitting to Ballville Township for a zoning permit from the following, if applicable:
 - 6.1. A Federal permit approval and the project has been considered in the context of the regional transmission planning process of PJM interconnection regional transmission organization, L.L.C.
 - 6.2. Written permit and fees paid showing an interconnection with the local utility.
7. SITE PLAN: Applicant shall develop a site plan showing as a minimum the following:
 - 9.1 Solar panel locations on each parcel of land.
 - 9.2 Structures to be located on the properties.
 - 9.3 Power line below and above ground.
 - 9.4 Adjacent property owners.
 - 9.5 Zoning of the property and the adjoining property.
 - 9.6 Roadway within the property and access points.
 - 9.7 Security fence location.
 - 9.8 Stormwater plan.
 - 9.9 Safety and security procedures.
 - 9.10 Emergency management plan.
 - 9.11 Sign locations.
8. An appropriate security fence with a minimum height of 6 feet from ground level (height and material to be specified in the site plan permit process) shall be placed around the perimeter of the solar farm.

Debris Removal Plan
9. Appropriate warning signage (height, area, and material to be established through the site plan permit process) shall be placed at the entrance and perimeter of the solar farm project. No advertising signage is permitted only identification of the owner who is operating the facility.



ARTICLE 38: SOLAR FARMS AND FIELDS

10. Hazardous material shall be identified by the owner. The material life, containment and disposal plan shall be submitted with the permit.

Chapter 3750 of Ohio Revised Code

11. A light plan, if applicable, shall be submitted showing lumens, glare and reflection on the site. Light pollution on adjoined properties and roads shall be prevented by shields.

12. A written statement explaining the need for the facility and the reason for this particular location.

13. NOISE: No operating solar power plant shall produce noise that exceeds any of the following limitations:

13.1 Fifty dBA, as measured at the property line of any neighboring residentially zoned lot

13.2 Sixty dBA, as measured at the property lines of the project boundary.

14. A RUMA shall be required to be signed by the owner with Ballville Township to repair roads damaged by the project.

15. DECOMMISSIONING: At least 60 days prior to construction, applicant must submit a decommissioning plan, prepared by a registered engineer, to Ballville Township Trustees for review. The plan shall contain the following:

15.1 A list of all parties responsible for decommissioning;

15.2 A schedule of decommissioning activities, not to extend beyond twelve months from the date the utility facility ceases operation;

15.3 An estimate of the full costs of decommissioning the utility facility, including the proper disposal of all facility components and restoration of the land on which the facility is located to its pre-construction state. The estimate shall not take into account the salvage value of any materials from the facility.



ARTICLE 38: SOLAR FARMS AND FIELDS

- 15.4 The decommission costs shall be recalculated every five years.
- 15.5 The applicant must post a performance bond in the amount of 150% to ensure funds are available for decommissioning and it shall be submitted to Ballville Township. The bond shall be adjusted every five years based on the decommissioning cost. The Bond shall never decrease even if the estimated costs decrease.

Section 38.04 Landscaping and Buffering

1. A detailed plan for Landscaping and buffering shall be submitted with the application for Special Permit. A landscape buffer being minimum of 20 feet wide and with a 6 feet high mound shall be required next to a residential zoned areas and any homestead adjacent to the property. The buffer shall be designed to undulate along the property line and planted with vegetation and trees.

Section 38.05 Glint and Glare Impact

1. A detailed study of the potential glint and glare impacts shall be submitted with the Application for Special Permit. This shall be done with a standard methodology, which shall be referenced in the study.

Section 38.06 Environmental Impact Study

1. A detailed study on the Environmental Impact of proposed project shall be submitted with the Application for Special Permit. This study shall include the following:
 - 1.1 NOXIOUS WEED CONTROL PLAN: or explanation of why this is not deemed necessary.
 - 1.2 DRAINAGE MANAGEMENT PLAN: with a scaled map of current drainage tiles and any proposed changes, and any proposed driveways of any material and the anticipated impact of driveways on surface and sub-surface rainwater drainage. Applicants shall develop a stormwater drainage plan to show sediment ponds, erosion protection and runoff control for the property.
 - 1.3 POLLINATOR IMPACT STUDY: to include details of any proposed pollinator habitats to be included in project.
 - 1.4 POLLUTION PREVENTION PLAN: to include consideration of any chemical that would be present, including oil. Controls shall be commensurate to expected quantities.



ARTICLE 38: SOLAR FARMS AND FIELDS

Section 38.07 Decommissioning and Reclamation

1. Any solar farm which has reached the end of its useful life or has been abandoned shall be removed. The owner or operator shall physically remove the installation within 150 days after the date of discontinued operations. The owner or operator shall notify the Ballville Township Zoning Inspector by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:
 - 1.1 Physical removal of all ground-mounted solar photovoltaic installations, structures, equipment, security barriers and transmission lines from the site.
 - 1.2 Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
 - 1.3 Stabilization or re-vegetation of the site as necessary to minimize erosion. The Township may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.
 - 1.4 Absent a notice of a proposed date of decommissioning, the solar farm shall be considered abandoned when it fails to operate for two years without the extension approval of the Board of Zoning Appeals and ORC 505.86 regarding the removal of buildings or structures will be pursued.

DEFINITIONS

PHOTOVOLTAIC SYSTEM: An active solar energy system that converts solar energy directly into electricity.

RATED NAMEPLATE CAPACITY: The maximum rated output of electricity power production of the photovoltaic system in wats of direct current (DC).

SOLAR ACCESS: The access of a solar energy system to direct sunlight.

SOLAR COLLECTOR: A device, structure or a part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical, or electrical energy.



ARTICLE 38: SOLAR FARMS AND FIELDS

SOLAR ENERGY: Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

SOLAR ENERGY SYSTEM: A device or structure design feature, a substantial purpose of which is to provide daylight for interior lighting or provide for the collection, storage and distribution of solar energy for space heating or cooling, electricity generation, or water heating.

1. **SOLAR ENERGY SYSTEM, ACTIVE:** A solar energy system whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means.
2. **SOLAR ENERGY SYSTEM, GRID-INTERTIC:** A photovoltaic system that is connected to an electric circuit served by an electric utility.
3. **SOLAR ENERGY SYSTEM, GROUND-MOUNTED:** An active solar energy system that is structurally mounted to the ground and is not roof-mounted; may be of any size.
4. **SOLAR ENERGY SYSTEM, OFF-GRID:** A photovoltaic solar energy system in which the circuits energized by the solar energy system are not electrically connected in any way to electric circuits that are served by an electric utility.
5. **SOLAR ENERGY SYSTEM, PASSIVE:** A solar energy system that captures solar light or heat without transforming it to another form of energy or transferring the energy via a heat exchange.
6. **SOLAR ENERGY SYSTEM, ROOF-MOUNTED:** An active solar energy system that is structurally mounted to the roof of a building or structure; may be of any size.

SOLAR THERMAL SYSTEM: An active solar energy system that uses collectors to convert the sun's rays into useful forms of energy for water heating, space heating, of space cooling.



ARTICLE 4: ZONING MAP

Section 4.01: Zoning map

1. The boundaries of the districts are shown on the "Zoning Map of Ballville Township"; which map is made a part hereof by reference along with the scale and all notes, dimensions, and other graphics shown thereon are hereby declared to be a part of this Resolution.
2. Where there is uncertainty as to the boundaries of any of the districts shown on the aforesaid map, the following shall apply:
 - 2.1. The district boundary lines are intended to follow street, alley, lot or property lines as they exist at the time of the passage of this Resolution unless otherwise indicated by dimensions on the Zoning Map.
 - 2.2. Street Vacation: Whenever any road, alley, or other public way is vacated by official action as provided by law, the zoning districts adjoining each side of said public way shall be automatically extended to the center of such vacation and all area included in the vacation shall then and henceforth be subject to all regulations of the extended districts.
 - 2.3. Any inconsistencies or uncertainties involving the district boundaries, the Zoning Inspector shall make the determination with respect to measuring district boundary lines. The decision of the zoning district may be appealed and shall be interpreted by the Board of Zoning Appeals.



ARTICLE 25: TEMPORARY BUILDINGS

ARTICLE 25: TEMPORARY BUILDINGS

Temporary buildings defined as and included but are not limited to: construction-related activities; garage and yard sales; mobile classrooms; open-air assemblies (carnivals and bazaars-not operated for more than seven (7) days and must be removed at the end of the event); sales and leasing offices; roadside stands; temporary signs (established regulations to be followed 430-438) and tents.

A manufactured home or travel trailer used for temporary living quarters or storage of materials or equipment used in conjunction with construction work- may be permitted in any district during the period that the construction is in progress, and will be removed upon completion of the construction (or one year and the expiration of the building permit). A permit will be required for this use, and will be conditional and will require approval from the Zoning Board of Appeals. A Sanitary Waste Permit will be required to be issued by the Health Department.

Section 25.1 General

1. *Temporary uses, buildings or structures* shall be permitted in all districts, provided that the *primary use* which is supported by the *temporary use building or structure* is a permitted use in a district which is zoned.
2. A *temporary use building or structure* used in an *open-air event* exceeding Seventy-two (72) hours in duration shall be required to obtain a permit prior to the establishment of the use.
3. Any *temporary use building or structure* shall comply with all applicable height and setback requirements in the district in which the activity is located.
4. All buildings, structures and debris associated with the temporary use shall be removed from the site immediately upon completion of the temporary use, or the expiration of the time period set forth on the permit.

Section 25.2 Construction Activities

1. Construction Activities include but are not limited to: borrow pits, contractor offices and storage trailers, portable asphalt and concrete plants equipment and testing sheds, equipment and materials staging areas.
2. Any *use* listed in subsection one (1) above, may be permitted for a period not to exceed the duration of the project that they are associated with. The *Zoning Appeals Board* may extend the duration for a period not to exceed *six (6) months* past the projected completion date on the *original building permit* at an *established extension fee*.
3. *Uses* shall be located in compliance with all *height and set-back requirements*.



ARTICLE 25: TEMPORARY BUILDINGS

Section 25.3 Mobile Classrooms, Sales and Leasing Offices

1. *Mobile classrooms, sales and leasing offices* may be permitted for a period not to exceed five (5) years from the date of the issuance of a permit.
2. Under-skirting shall be installed around the entire perimeter of the building or structure.
3. The building or structure shall be located in compliance with all minimum yard height and set-back requirements.

Section 25.4. Mobile Sales

1. For purposes of this subsection, *mobile sales* shall apply to-but not limited to food trucks, street vendors, and transient merchants.
2. Mobile Sales activities shall not encroach into the public right-of-way.
3. The time of operation for any sales activities shall occur between the hours of sunrise and sunset as determined by local time. This may be subject to the Event Schedule, with permission of the zoning inspector.
4. A *permit* issued from the Township is required for all mobile activities; to include ice cream and other food trucks. Furthermore, a State of Ohio or County Health Department Operating Permit must be submitted to the Township's Permit Writer upon requesting of the *permit*.

Section 25.5 Roadside Stands and Seasonal Sales

1. In *all* districts, there shall be no more than one (1) *stand* per lot, and it shall be erected and used solely for the purpose of displaying and selling agricultural products of which 50% were produced by the stand operator. The *stand* shall be operating not to exceed sixty (60) consecutive days per occurrence, nor a total of one hundred twenty (120) days during any calendar year.
2. *Roadside stands* shall not encroach upon the public rights-of-way, and are to adhere to established parking standards created by the township.

Section 25.6 Recreational Vehicle, Camping or Travel Trailers

1. A *Recreational Vehicle and Camping or Travel Trailer* may at no time be used for an extra bedroom, playroom or storage place for occupants of the *lot*.
2. A *Recreational Vehicle and Camping or Travel Trailer*, belonging to a guest of the *lot occupant*, may be parked and occupied for lodging purposes on the same *lot* as the dwelling for not more than fourteen (14) days in a thirty-day (30) period.



ARTICLE 25: TEMPORARY BUILDINGS

Section 25.7 Tents

1. *Tents* shall not be erected, used or maintained for permanent dwellings, lodging, storage of equipment, storage of vehicles, or shelter for animals.
2. The *Tents* operations and activities shall be in conformance with all other standards of the district in which it is located.



ARTICLE 30: DUMPSTERS AND TRASH CONTAINERS

Section 30.1 Applicability

1. The provisions of this section shall apply to all dumpsters and trash containers over 32 gallons in size in all zoning districts.

Section 30.2 Trash Container

1. No trash container or dumpster shall be allowed to be located in the road right-of-way. Trash containers can only be out the night before and removed the day of service.
2. No trash container shall block the sight visibility of vehicles causing a hazardous situation.
3. Trash containers shall be located in side or rear yards and stored to minimize the visibility from any residentially zoned property, any residential subdivision, or any parcel containing a dwelling other than a farm dwelling (unless zoned for commercial use) and shall be located to minimize view from any public right-of-way to the extent reasonably practicable.

Section 30.3 Temporary/Construction Dumpsters

1. A temporary permit is required for construction dumpsters showing the location on the property and date of delivery.
2. This section includes all containers used for temporary/construction material including but not limited to: construction dumpsters, utility trailers, dump trucks, etc.
3. Temporary/construction dumpsters may be permitted in all districts, on a temporary basis of 30 calendar days from date of application. The permit may be renewed for an additional 30 calendar days. A construction dumpster shall only be allowed to be located on a property for a maximum of 60 calendar days. Dumpsters shall only be allowed one permit application per calendar year from date of application or for special circumstances, i.e., major fire, etc.
4. Temporary/construction dumpsters shall not be located within the road right-of-way.
5. No Construction dumpster shall block the sight visibility of vehicles causing a hazardous situation.



ARTICLE 30: DUMPSTERS AND TRASH CANS

6. The Construction dumpster shall be used only for construction materials, furniture and household items. Throwing waste food products and garbage shall be prohibited.

Section 30.4 Residential Dumpsters

1. No trash container or dumpster shall be allowed to be located in the road right-of-way.
2. Dumpster shall be located in side or rear yards and stored to minimize the visibility from any residentially zoned property, any residential subdivision, or any parcel containing a dwelling other than a farm dwelling (unless zoned for commercial use) and shall be located to minimize view from any public right-of-way to the extent reasonably practicable.
3. All dumpsters shall have a top lid to contain all trash and preventing from blowing away during windy times.

Section 30.5 Commercial Dumpsters

1. Dumpster shall be located in side or rear yards and stored to minimize the visibility from any residentially zoned property, any residential subdivision, or any parcel containing a dwelling other than a farm dwelling (unless zoned for commercial use) and shall be located to minimize view from any public right-of-way to the extent reasonably practicable.
2. Dumpsters and trash containers shall be situated in a permanent location and placed on a hard surface (i.e., concrete, asphalt or stone).
3. The area shall be of a dimension that will allow the trash receptacle to sit entirely in the area and to permit the wheels of a trash disposal truck to rest in the area while emptying said trash receptacle.

Section 30.6 Violations

1. A penalty shall be levied for any violations per Ballville Township code.

7.7 Solar Facilities and Arrays

- a. This section governs solar facilities under 50 Megawatts or any solar arrays and facilities that do not fall under the jurisdiction of Ohio Power Siting Board (OPSB) but do not qualify as Small Solar Arrays as defined in this resolution.
 - 1 **Small Solar Energy System** – a solar energy system that is attached to a building
 - 2 **Medium Solar Energy System** – a solar energy system that is an independent structure, under 5 acres in size.
 - 3 **Large Solar Energy System** - a solar energy system that is an independent structure, and is at least 5 acres in size, but less than the threshold where the Public Utilities Commission of Ohio would control siting of the facility.
 - 4 Medium and Large Solar Energy Systems require a special use permit. Notices of the public hearing shall be sent to each contiguous property owner. A Small Solar System does not require a permit unless it changes the footprint of the supporting structure.

7.7-1 Area, Bulk and Height Regulations

- a. **SETBACK:** All structures affiliated with the operation, including the solar panels shall meet or exceed the following requirements:
 - 1 Solar modules shall have a minimum setback from non-participating parcel boundaries of 150 feet.
 - 2 Solar modules shall have a minimum setback of 300 feet from non-participating residents existing as of application filing date.
 - 3 Solar modules shall have a minimum setback from the edge of pavement of any Township, County or State road within or adjacent to the project area of 150 feet.
- b. **MINIMUM ACREAGE:** The minimum lot area shall be 5 acres.
- c. **HEIGHT:** The maximum height of all structures affiliated with the operation, including the solar panels shall not exceed 20 feet above ground level.

7.7-2 Application

- a. Applicants must hold a local public meeting 90 days before submitting application or material amendment to Woodville Township. Notice of this meeting will be given in a newspaper in general circulation in the Township at least 14 days before the public meeting and a letter to each contiguous property owner. The meeting shall be held within Woodville Township.

- b. Applicant must notify all impacted boards of county commissioners and township trustees.
- c. At the meeting, applicant must provide type of facility, maximum nameplate capacity and map of proposed boundaries. (O.R.C. 303.61)
- d. Within 90 days of public meeting, the board of county commissioners may adopt a resolution that prohibits the construction of the proposed facility or limits the boundaries of the facility. If no resolution is adopted, the application may proceed. (O.R.C. 303.62) County commissioners can designate all or part of the unincorporated area of a county as a restricted area; no applications or amendments may be filed for a facility in the restricted area if the facility type is prohibited in that restricted area. (O.R.C. 303.58)
- e. Applicant shall submit a Special Use permit to Woodville Township.
- f. Application approval from the National Utilities Regulatory Commission (NURC), Federal Energy Regulatory Commission (FERC) and Pennsylvania, New Jersey, Maryland (PJM) for and interconnection and fees have been paid shall be submitted to Woodville Township.
- g. Federal papers permit completed and fees paid shall be submitted to Woodville Township.
- h. Written permit and fees paid showing an interconnection with the local utility shall be submitted to Woodville Township.
- i. SITE PLAN: Applicant shall develop a site plan showing as a minimum the following:
 - 1. Solar panel locations, setbacks and buffers on each parcel of land.
 - 2. Structures to be located on the properties.
 - 3. Power line below and above ground.
 - 4. Adjacent property owners.
 - 5. Zoning of the property and the adjoining property.
 - 6. Roadway within the property and access points.
 - 7. Security fence location.
 - 8. Stormwater plan.
 - 9. Safety and security procedures.
 - 10. Emergency management plan.
 - 11. Sign locations.
- j. An appropriate security fence with a minimum height of 6 feet from ground level (height and material to be specified in the site plan permit process) shall be placed around the perimeter of the solar facility.
- k. Appropriate warning signage (height, area, and material to be established through the site plan permit process) shall be placed at the entrance and perimeter of the solar facility project.
- l. NOISE: No operating solar power plant shall produce noise that exceeds any of the following limitations:
 - 12.1 Fifty dBA, as measured at the property line of any neighboring residentially zoned lot

12.2 Sixty dBA, as measured at the property lines of the project boundary.

- m. A Road Use Maintenance Agreement (RUMA) shall be required to be signed by the owner with Woodville Township to repair roads damaged by the project.
- n. **DECOMMISSIONING:** At least 60 days prior to construction, applicant must submit a decommissioning plan, prepared by a registered engineer, to Woodville Township Trustees for review. The plan must include parties responsible for decommissioning, schedule for decommissioning activities and an estimate of decommissioning costs, which must be recalculated every five years.
- o. The applicant must post a performance bond in the amount of 150% of the decommissioning costs to ensure funds are available for decommissioning and it shall be submitted to Woodville Township. The bond shall be adjusted every five years based on the decommissioning cost, or when ownership changes. The Bond shall never decrease even if the estimated costs decrease.

7.7-3 Landscaping and Buffering A detailed plan for Landscaping and buffering shall be submitted with Application for Special Use Permit.

7.7-4 Glint and Glare Impact

- a. A detailed study of the potential glint and glare impacts shall be submitted with the Application for Special Use Permit. This shall be done with a standard methodology, which shall be referenced in the study.
- b. Any lighting for a Solar Facility shall meet any lighting restrictions applicable to the zoning district where located. In the event there are no applicable provisions regarding lighting, all lighting in, of, and associated with the Solar Facility must narrowly focus light inward toward the solar equipment, be downlit and shielded, and result in a maximum horizontal illuminance level not to exceed one foot-candle. Solar Facilities shall be placed or arranged in a manner so as not to reflect unreasonable glare onto adjacent buildings, properties, or roadways.

7.7-5 Environmental Impact Study

- a. A detailed study on the Environmental Impact of proposed project shall be submitted with the Application for Special Use Permit. This study shall include the following:

1. **NOXIOUS WEED CONTROL PLAN:** or explanation of why this is not deemed necessary.
2. **DRAINAGE MANAGEMENT PLAN:** with a scaled map of current drainage tiles and any proposed changes, and any proposed driveways of any material and the anticipated impact of driveways on surface and sub-surface rainwater drainage. Applicants shall develop a stormwater drainage plan to show sediment ponds, erosion protection and runoff control for the property.
3. **POLLINATOR IMPACT STUDY:** to include details of any proposed pollinator habitats to be included in project.
4. **POLLUTION PREVENTION PLAN:** to include consideration of any chemical that would be present, including oil. Controls shall be commensurate to expected quantities.

7.7-6 Decommissioning and Reclamation

a. Any solar facility which has reached the end of its useful life or has been abandoned shall be removed. The owner or operator shall physically remove the installation within 150 days after the date of discontinued operations. The owner or operator shall notify the Woodville Township Zoning Inspector by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:

1. Physical removal of all ground-mounted solar photovoltaic installations, structures, equipment, security barriers and transmission lines from the site.
2. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
3. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Township may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.
4. The solar facility shall be considered abandoned when it fails to operate at more than 50% of the original designed capacity for two years. An extension may be applied for, with a public hearing in front of the Zoning Commission. ORC 505.86 regarding the removal of buildings or structures will be pursued.

Riley Township Zoning Commission

April 3, 2023

Sandusky County Regional Planning:

To define the boundaries of the newly created Wightman's Grove Overlay District, the Zoning Commission recommends the Overlay District to encompass the following:

Lots numbered 1 through 100 as shown on the Wightmans Grove Subdivision Plat (PB 7 Page 91) and lots A through P as found in The Wightmans Grove Allotment (SB 1 Page 100) the DC Vollmar survey (SB 1 page 133) and DC Vollmar Survey (SB 1 page 188).

Parcel 08-05-00-0008-00 as shown in the Sandusky County Auditor's records on March 30, 2023.

Respectfully Submitted,

Riley Township Zoning Commission

