

MIAMI TOWNSHIP ZONING COMMISSION  
Minutes --February 20, 2024, Mtg.

The Miami Township Zoning Commission held its monthly meeting on Tuesday, February 20, 2024, at the Miami Township Administration Office, 101 E Herman Street, Yellow Springs, Ohio. Present were Commissioners Brian Corry (chairman), Dale Amstutz and Fred Legge; Miami Township Trustee Marilan Moir; Miami Township Interim Zoning Inspector Denise Swinger; a number of interested Township and Village citizens; and minute-taker Charles Swaney.

A quorum being present, Mr. Corry called the meeting to order at 7:00 p.m., and welcomed Ms. Moir and members of the public. The Commissioners reviewed the minutes of their January 16, 2024, annual business meeting; upon motion and second (Legge/Amstutz), they approved same.

Mr. Corry outlined the agenda for the meeting: continued consideration of regulation of small-scale solar arrays designed to generate power for on-site use/consumption. Mr. Corry distributed a packet of materials which he compiled for review by the Commissioners: excerpts from the Ohio Revised Code; an OSU Extension Bulletin addressing the impact of renewable energy installations on current agricultural use valuation (cauv) of real property; and excerpts from the Comprehensive Land Use Plan adopted by the Village of Yellow Springs.

Ms. Swinger has drafted language designed to amend the Miami Township Zoning Resolution to allow solar arrays designed to generate power for on-site use in any zoning district. She noted that in Greene County only Sugarcreek and Cedarville Townships have addressed the issue to date. Her proposed language would accommodate solar arrays designed to generate not-to-exceed 120% of the estimated annual power consumption on the premises; no permit would be needed for roof-mounted arrays, but ground-mounted arrays would require a permit in order to address setback requirements, height issues, etc. The Commissioners had previously discussed limiting the size of ground-mounted solar arrays based upon the roof area on the site, but that restriction may not be necessary with a limitation based upon on-site usage/consumption. Following some discussion, the Commissioners agreed that small-scale solar arrays designed to generate power for on-site (NTE 120%) consumption should be allowed in all zoning districts; and that ground-mounted arrays should require a permit.

The Commissioners and Ms. Swinger discussed regulation of the on-site location of ground-mounted solar arrays. Currently, the Zoning Resolution contains set-back requirements for accessory structures in residential districts only (no such requirements in agricultural districts). Mr. Corry asked Ms. Swinger to consult with the Miami Township fire chief regarding any safety concerns that should be considered in connection with regulation of the on-site location of solar installations.

Mr. Corry then opened the meeting to/invited comments from the citizens present. A wide-ranging discussion ensued, with comments and suggestions presented by Scott Fyffe, Fred Stockwell, Jennifer Adams, and Richard Zopf. Subjects discussed included on-grid vs. off-grid power generation/use, potential for significant increases in on-site consumption over time; and noise/glare issues presented by solar installations.

The Commissioners set their next meeting for Tuesday, March 19, 2024, and adjourned the meeting.

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Brian Corry, Chairman

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Charles Swaney (secretary for meeting)