

St. Albans Zoning Commission

Nov. 6, 2023 Regular Meeting

Present: Pam Hills, Mike Washington, Mary Fitch, Greg Williams and David Lees

Pam called the meeting to order at 7:00 and led The Pledge of Allegiance

Pam thanked everyone for coming and invited them to complete a comment card anonymously to share their opinion and/or can share verbally during this open house format. Thanks to Mary for getting the cards together.

Bruce Lane said his daughter got a text urging people to vote against the merger commission tomorrow. That's misleading and using trickery since we're only voting on forming commission not voting to merge.

Sarah Chaulk said regarding solar panels, she has a friend who put together a notebook on industrial solar systems. She found a lot of solar systems have been built and not hooked up to power source because they haven't applied to power signing board for approval.

Hugh Robinson has a 200 acre farm, between Outville and York, and has turned down 5 other projects for solar panels. He's flown to Dallas twice to learn about them and found that the panels need cleaned routinely and the companies just add more panels instead of cleaning. He tried to make it work with solar panels but their entire goal is to develop it and then flip it to another company. It just doesn't make sense to lease to solar farms.

Jenna Baer said Wed, 11/8 at 6:00 Liberty Twp. is going before Licking County planning commission to exclude larger solar fields from their twp.

1 megawatt uses 100 acres. The 50 MW farms or less can be restricted at the twp level but more than that needs to go to the county level.

Greg said after our zoning commission hears from the public, then we'll probably vote on making a recommendation to the trustees.

Jeff Baer looked up a govt website that shows Ohio is one of the least viable and effective states for solar.

Regular meeting

David moved and Mike 2nd to approve 10/5 minutes as corrected, motion passed.

Mike moved and Mary 2nd to approve 10/19 minutes as corrected, motion passed.

Pam hasn't heard anything from Jim or Stephanie regarding form base code and was hoping we could pass it to the trustees October or November.

Mary is curious about smaller solar farms and what we can do about them and will try to attend the 11/8 Liberty meeting.

Mike asked Bruce if Woody Fox, zoning inspector, is supposed to be here and give us some guidance. Bruce said they will discuss it next week at the trustees meeting. We need Woody's input about what is enforceable and what other twps. are doing.

Noise - residential vs commercial issue. When it crosses 2 jurisdictions it gets muddy and difficult to enforce. Probably have to grandfather existing operations except when they add on operations. Maybe something we'll have to address with the next comprehensive plan.

Ag can run 24/7 but if conditional use permit is applied for, BZA can set restrictive hours.

Bruce said we must be careful what activities are restricted so it can be enforced/policed.

Ann Lodder said maybe overall community health needs to be number one and keep that in mind when we think about solar, noise, etc. restrictions. Water is a major concern also.

Noise is tabled till Woody will be here.

Solar will wait to see what the outcome of 11/8 meeting is.

Pam hopes next meeting we can finalize form base code when Jim or Stephanie are here.

Greg said we need to talk about water and bring updates every meeting.

Bruce said next trustee meeting they will consider a law firm and lawyer to move forward with MOU.

Pam thanked those who completed the comment cards.

Dave moved and Greg 2nd to adjourn meeting at 8:30.