

## Village of Waynesville

Planning Commission Meeting March 26, 2024, 7:00pm

Pledge of Allegiance

Roll Call: Chad Bridgman; Sara Mills; Joette Dedden; Zack Gallagher; Robert Bowen

Absent: Mike Logan; Travis Hatmaker

Motion by Dedden to excuse Mr. Logan and Mr. Hatmaker, 2<sup>nd</sup> by Gallagher. Roll call – 5 years

Motion by J. Dedden to appoint Chad Bridgman to Chair, 2<sup>nd</sup> by Mr. Bowen. Roll call – 5 years

Motion to appoint Sara Mills as secretary – 5 years.

Motion to approve minutes from the September 26, 2023, meeting – 5 years.

Discussion was opened pertaining to certain zoning code amendments needed concerning the installation of solar energy systems within the Village limits.

Ms. Dedden started by letting the committee know what legislation the Council had written prior to this meeting. The first was Ordinance 2024-002 imposing a moratorium for a period of 360 days on the granting of any permit allowing solar energy system installation within the Village of Waynesville, OH. Ordinance 2024-003 was also introduced to the Committee referring to certain zoning code amendments to the Planning Commission concerning Solar Energy System installations.

An in-depth discussion was held by all committee members.

1. The first discussion was on adding to 153.291 a line item:  
(E) Any structure and/or parcel within the Historical Preservation District must be approved by the Historic Preservation Board, aka HPB. If the question brought to that board is not approved, it shall then be presented to the Planning Commission to be approved or denied.

It was suggested that the HPB have a meeting to discuss this matter.

The committee also asked that this additional insert be presented to the Village lawyer, Jeff Forbes, for his input on legality.

2. Discussion on 153.293 – changes to section (D)

(D)

(1) Solar Panels will be allowed in the side and rear lots as long as they are non-front yard facing and/or street facing. (per a discussion with Mr. Forbes) It is noted that a corner lot may have 2 front yards when 2 sides face different streets.

(2) Installations on the non-front property sides are permitted so long as they meet the following standards in order of preference:

Third discussion was on 153.295 Other Provisions

(A) Solar energy systems shall be removed within 3 months of becoming nonfunctional, damaged, or abandoned.

In conclusion, Jeff Forbes will be asked for his input on these changes, and the Historic Preservation Board will be asked to have a meeting to discuss these items.

Motion to adjourn at 5:18pm – 5 years.

Next meeting is scheduled for April 23, 2024, at 7pm