

Village of **Waynesville**
PLANNING COMMISSION AGENDA

Tuesday, March 26, 2024 – 7:00 pm
1400 Lytle Road

- I. Call to Order
- II. Roll Call
- III. Disposition of Minutes of Previous Meetings
 - Minutes of September 26, 2023
- IV. Old Business
- V. New Business
 - Proposed Addition to Zoning Code regarding solar panels
- VI. Next Planning Commission Meeting
- VII. Adjourn

Meeting notes 9/26/23

Pledge of Allegiance

Roll call - Joette Dedden (P), Sara Mills (P), Chad Bridgeman (P), Travis Hatmaker (P)

Absent - Zach Gallagher, Robert Bowen, Michael Logan - Approved Joette D. 2nd, Chad B.

Approve minutes from 5/23/23 - Motion by Joette D. 2nd, Travis H. Roll call - All approved.

New business: Proposed lot replat. Lots

Presenting - Justin Shulz - Apex Eng.

5031 St. Rt. 123

Morrow, OH 45152

Decision to “umbrella” the split/replat discussed and agreed upon by council.

Plats 0906209026, 0906209024, 0906209009, 0906209025.

Umbrella #1 - Combine 009, 024 & portion of 026 (E)

Umbrella #2 - Combine 025 & portion of 026 (W)

All new legal docs have been submitted.

Motion to read and to approve Sara M., 2nd Joette D.

Roll call - all approved.

Motion to adjourn at 7:14, all approved.

Proposed Addition to Zoning Code

153.290 PURPOSE.

This section is intended to establish regulations to balance the need for clean and renewable energy sources and the need to protect the public health, safety and welfare of the community and to ensure that solar energy systems are appropriately designed, installed and maintained within the Village of Waynesville. This section establishes the design and development standards that allow solar energy systems to be located in the community on structures and property.

153.291 GENERAL DESIGN AND DEVELOPMENT STANDARDS FOR ALL SOLAR ENERGY SYSTEMS.

The following standards shall apply for all solar energy systems:

- (A) Solar energy systems shall be located in the least visibly obtrusive location where they would be functional.
- (B) Non-reflective coating shall be used to minimize glare.
- (C) Panels and associated mounting hardware shall be uniform in appearance and color.
- (D) All installations will have a durable permanent sign warning of electric shock and identifying the manufacturer and installer with contact information for both but shall not include any off-premise advertising or any advertising for businesses or other activities located on the premises. The total area of such signs shall not exceed 2 square feet nor exceed a height of 5 feet.

153.292 DESIGN AND DEVELOPMENT STANDARDS FOR GROUND- MOUNTED SOLAR ENERGY SYSTEMS.

The following design and development standards shall apply for all ground-mounted solar energy systems:

- (A) Ground-mounted solar energy systems shall conform to the accessory structure standards of the zoning district in which they are installed including (1) maximum height and (2) installation in side or rear yards only. Ground-mounted solar energy systems are prohibited in front yards.
- (B) In addition, all ground-mounted solar energy system may not cover more than 25 percent of the side or rear yard in which they are installed.
- (C) Ground-mounted solar systems shall be screened by means of fences, walls or landscaping.
- (D) Ground-mounted solar energy systems shall be installed in a manner to prevent the negative impact of glare or reflection onto neighboring properties or rights-of-way.

153.293 DESIGN AND DEVELOPMENT STANDARDS FOR BUILDING-MOUNTED SOLAR ENERGY SYSTEMS.

The following design and development standards shall apply for building-mounted solar energy systems:

(A) Roof-mounted solar energy systems shall be installed on the same plane of the roof material or shall be made a part of the roof design (flush mounted).

(B) Roof-mounted solar energy systems shall not extend above the ridgeline of the roof to which they are attached and they may not extend below the roof line.

(C) Panels and mounting brackets for roof-mounted solar energy systems shall not extend more than 8 inches above the roof surface and shall be covered in a manner architecturally compatible with the building to which is attached to minimize visibility from the right-of-way or adjoining properties.

(D) All building-mounted solar energy systems shall be installed as follows:

(1) All building-mounted solar energy systems facing the front property line shall be installed in a rectangle arrangement.

(2) Only one installation of solar panels may face the front property line. The installation shall be permitted only on the highest roof facing the street.

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

a. First, are installed in a rectangular arrangement. If not possible, proceed to the next installment preference.

b. Second, are installed to fill the roof plan. If not possible, proceed to the next installment preference.

c. Third, are installed in a symmetrical arrangement. If not possible, proceed to the next installment preference.

d. Fourth, are installed in a single geometric arrangement. If not possible, proceed to the next installment preference.

(E) Wiring and other appurtenances associated with roof-mounted solar energy systems shall be installed in a manner not visible from the right-of-way.

(F) Prior to submission of an application for a permit to install solar panels under Section 153.294, the applicant shall provide the intended layout of the solar panels to the Director of Planning to determine the appropriate installation configuration under division (D) of this section.

153.294 APPROVALS AND SUBMISSION REQUIREMENTS.

The submission of an application for a permit shall be required for the placement of any solar energy system shall be submitted to the Director of Planning or their designee. The owner of the property on which the system is to be installed shall complete an application that includes a scaled site plan of the proposed solar energy system location(s); scale drawings indicating the size of the system components, a written description of the proposed system; materials and color; specification sheets; building elevations; and proposed screening information.

153.295 OTHER PROVISIONS.

- (A) Obsolete solar energy systems shall be removed within 3 months of becoming nonfunctional.
- (B) The repair of solar energy systems installed and operating at the time of the adoption of this ordinance are exempt from these provisions provided there is no expansion of the area covered by the solar energy system.
- (C) Solar energy systems mounted on a flat roof are exempt from the proposed review process solar energy systems installed on flat roofs (1) where the installation does not extend more than 5 feet above the roof and is not visible from the right-of-way or adjacent properties, (2) the installation does not exceed zoning district height restrictions, and (3) the installation does not produce glare for adjacent properties or the right-of-way.
- (D) Solar energy systems having a surface area of 2 square feet or less that are attached to a light fixture or similar appurtenance to provide electrical power to said fixture or appurtenance are exempt from these provisions. No more than 1 such system may be located on a lot. Landscaping and ornamental lighting powered by such systems is exempt from this limitation.