MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held December 4, 2023
Washington County Conference Room

Regular meeting of the Washington County Plan Commission was called to order at 6:30 p.m. Board members present were Todd Ewen, Kevin Baird, Danielle Walker, Emily Rodman, Mark "Bubba" Abbott, Andrew Katt, and Lori Gilstrap; absent was Deirdre Miller. Board of Zoning Appeals members present were Lori Gilstrap and Denise Coots; absent were John Mishler and Marsha Dailey. Also present were Plan Director Travis Elliott, Commission Attorney John Mead, and members of the public Lisa Fleming, Maurice Johnson, and Max Greene.

The Pledge of Allegiance was led by Bubba Abbott; Kevin Baird offered prayer.

Minutes of the October 2, 2023 meeting were reviewed. Upon motion by Bubba Abbott, second by Emily Rodman, the minutes were unanimously approved as presented. It was noted that Mark Hartman should be removed due to his passing.

Todd Ewen informed the Commission that Daniel Blann was on the agenda to discuss land survey issues; however, Mr. Blann was not present at the meeting.

Member of the public Maurice Johnson addressed the Commission regarding proposed solar panels on the Day property which is in close proximity to his property located on N. Canton Road South. Mr. Johnson's concern is related to County ordinances and permits for solar and wind energy structures. Todd Ewen stated there are currently not any solar energy ordinances, but that the Commission has been working on draft ordinances which include solar and wind energy. Mr. Johnson felt that an ordinance needs to be in effect prior to placement of the solar panels. The Commission's goal is to have draft ordinances ready for Commission approval by late spring/early summer of 2024.

Plan Director Travis Elliott did not have anything to report to the Commission.

Todd Ewen thanked attorney John Mead for his years of service to the Commission and BZA. Due to John's retirement, the Commission will need to hire new legal counsel. Todd introduced Lisa Fleming, attorney and civil engineer. Lisa shared that she grateful to be considered for the position and has enjoyed working with Travis Elliott in other instances. Upon motion by Bubba Abbott, second by Lori Gilstrap, the Commission unanimously approved to hire Lisa Fleming as legal counsel for the Commission and BZA.

There was discussion regarding the meeting dates being moved to the first Tuesday of each month due to ongoing scheduling conflicts. Upon motion by Kevin Baird, second by Andrew Katt, the Commission unanimously approved moving the meeting dates to the first Tuesday of each month; BZA meetings will be held at 6:00 p.m. with Commission meetings beginning at 6:30 p.m.

The Commission next discussed §521 – Wind Energy Conversion Systems. John Mead suggested including "as in accordance with the Airport Overland Ordinance" to §521.2 "Tower

Height". Andrew Katt and Emily Rodman shared the edits previously made to the draft ordinance which included §521.4 changing "minimum setback distances for" to "minimum setback requirements" and §521.12 adding "and shall supersede the regulations within the Sign section of this ordinance", Section §551. Emily also noted that "Planning Administrator" was changed throughout the document to "Building Commissioner", but §521.27 has not been changed. Emily made this edit in the Chapter 5 document. Andrew Katt raised the question regarding bonding requirements and financial assurance listed under §521.17.1.3. The requirements should be the same for both wind and solar energy. Kevin Baird questioned the need for including similar language for any type of alternative energy. Danielle Walker recalled conversation from August to October, 2022. Andrew Katt found notes on the Chapter 5 document stating that language from the approved §517 "Telecommunications System" section should be included in §516 "Commercial Solar Farm" and "Wind Energy Conversion Systems". Todd Ewen found notes that the specific language still needs drafted and tasked Lisa Fleming to work on this language for all related sections. Todd Ewen will ensure that Lisa Fleming has access to the Chapter 5 document and previously approved language. BZA member Denise Coots inquired about the viability of wind and solar energy development in Washington County. Emily Rodman pointed out that §521.26.1 and §521.26.2 are not included in other sections but for consistency should be included in §516 and §517. Andrew Katt also questioned if §521.24 is inconsistent with the rest of the document and has components that aren't applicable to Washington County, i.e. Washington County Drainage Board. Todd Ewen shared that §521.24 is different due to the size of the equipment required for wind energy production. Todd Ewen inquired if §516, §517, and §521 should be revisited for comparison at the January meeting. Commission members were in agreement.

Kevin Baird requested §516 "Commercial Solar Farm" be shared with all members. Andrew Katt volunteered to e-mail it to everyone.

The Board of Zoning Appeals was not called to order; no action taken.

There being no further business to come before the Commission, upon motion by Kevin Baird, second by Bubba Abbott, the Board unanimously approved to adjourn the meeting at 8:00 p.m.

Washington County Plan Commission by:

Todd M. Ewen
Todd Ewen, President

Kevin Baird
Kevin Baird, Vice President

Danielle Walker

Emily Rodman

Deirdre Miller

Mark Hartman

~~Mark "Bubba" Abbott~~ RONDALE BRISHABER

Andrew Katt

Lori Gilstrap
Lori Gilstrap

Board of Zoning and Appeals by:

Mark Hartman

John Mishler

Lori Gilstrap

Denise Coots

Marsha Dailey

WCPC/BZA Attorney:

Lisa Fleming

Washington County Planning Commission Guest Speaker(s) Sign in Sheet

Date | *time* 12/04/2023 | 6:30-8:00pm

Location: Commissioners & Council Chambers (Courtroom)

Guest Speakers:

1. Maurice F. Johnson
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

5.03 Time Limits:

1.0 Discussion of any Item shall be limited as follows:

a. The petitioner shall have 15 minutes to present his or her case.

b. Remonstrators and those in support:

i. Remonstrators and those in support shall have 3 minutes per person for the presentation of evidence in opposition or support. However, multiple individuals may defer, his or her comment time to a spokesperson who shall accrue time of those who defer, subject to a limit of 10 minutes for rebuttal and to answer questions raised by the public.

ii. The petitioner shall then have 5 minutes for rebuttal and to answer questions raised by the public.

c. No limit shall be placed on the amount of time the WCPC/WCBZA takes to discuss a proposal.

d. The WCPC/WCBZA may grant additional time for discussion if it deems it necessary to make an informed decision. The additional time should be allocated between the applicant and the public.