



Zoning & Subdivision Committee
Tuesday, June 9, 2009

The Zoning and Subdivision Committee met in regular session on Tuesday, June 9, 2009, at 1:30 pm at the LUC Office in East Liberty. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Scott Coleman, Greg DeLong, Wes Dodds, Charles Hall, Paul Hammersmith, Kyle Hanigosky, Jenny Snapp, Jeff Stauch, and Don Walters. Absent member was Fereidoun Shokouhi. Guests included Joanna Pinkerton, Union County Engineer's Office, Kathleen Crowley, Jerome Township Zoning Administrator, and members from the Jerome Village Development team.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Minutes of the May 12, 2009, meeting were approved as follows: Charles Hall made the first motion to approve the minutes and Don Walters made the second motion to approve the minutes. All in favor.

1. Review of Jerome Village GPN-7 Preliminary Plat – Kyle Hanigosky.
 - Jerome Township – needs to be rezoned; already discussed with the developer
 - 28 foot streets work well for Dublin, and help slow down traffic
 - Scott – it was approved as a PUD at a specific density, but they still have to come through zoning for the change in lot frontages.
 - Kathleen - Yes
 - Jenny – talked to Tom and he's aware that he has to have all of that sorted out before final submission
 - Paul – how's the water getting to it?
 - Tom – bringing offsite water from Brock road
 - Charles – water going in is dead ending instead of looping?
 - Tom – yes
 - Paul – sewer?
 - Tom – will be coming from Ryan Parkway
 - Jeff Stauch made the first motion to approve the staff recommendation of approval; and Charles Hall made the second motion to approve as recommended by the staff report. All in favor.
2. Review of Johnson Township (Champaign County) Zoning Text Amendments with the addition of Section 1041 "Wind Energy Systems" and subsequent definitions – Wes Dodds.
 - Wes - Additionally, need to include clear fall zone as a definition
 - Paul – what is the wind energy system; maybe any moving portion of the system (#5)



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- Paul – are most of them mono-pole?
 - Jenny – some are lattice and some are mono-pole
 - Charles – when you say inoperable for 120 days, say something happened to the motor and it's 6 months to get the part, what do you do?
 - Jenny – they could always go to BZA and let them know
 - Don – owners have to have due diligence, let them know the parts have been ordered
 - Brad – is it typical that it's recommended approval with so many changes
 - Paul – do we table it?
 - Jenny – they have already started the ORC process
 - Scott – they don't have to follow our recommendation, they can still go ahead and approve it; in the zoning texts there is some more leeway than what I would allow with a subdivision plat
 - Jenny – the other side, is this is a new issue, they haven't been educated enough; in the letter, we will come out and help them
 - Don – this is aimed at residential projects; I don't think you can be as rigid with a residential project as you can with a utility
 - Scott – originally this came up because it sounded like they did not want a farmer to put up a 2 mw small wind energy system;
 - Greg – my issue is there are too many unknowns; if you have a conditional use what is the process; seems the conditional use and zoning are intertwined
 - Jenny – I have an issues with it being conditional use because it's up to five people to decide
 - Don – what size turbine would it take to power the average residence?
 - Scott – it's only operating part of the time; 10 kw system if you are looking at powering your house
 - Charles – the average house, 50,000 watts in most cases; and that's what a lot of farmers have put in for running their operations; generator
 - Paul made the first recommendation that for denial based on the number and nature of the comments provided by the staff, and to recommend Johnson Township get in touch with LUC to implement the comments and work on a rewrite to the zoning text; Don Walters made the second motion. All in favor.
3. Review of Paris Township (Union County) Zoning Text Amendments with the addition "Small Wind Energy Projects for Personal Use" – Wes Dodds.
- Scott: Need to think about how they are going to address noise and when it becomes a nuisance
 - Discussion was held in regards to the burden of the township and potential wind energy project owner to determine ambient noise level, and when it is exceeded.

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- Charles Hall recommended approval based on comments heard today and based on the staff report. Greg DeLong made the second motion. All in favor.

The Zoning and Subdivision Committee adjourned at 2:26 pm with Paul Hammersmith making the first motion to adjourn and Greg DeLong making the second motion to adjourn.