



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Agenda Thursday, April 12, 2012 - 1:15 p.m.

Call to Order – Brad Bodenmiller - 1st Vice President

Roll Call

Action on Minutes of March 8, 2012 – Executive Committee

Financial Report March – Andy Yoder, Treasurer

ODOT Reports

New Business:

1. Dover Township, Union County, Zoning Text Amendments regarding Internet Cafes - Staff Report by Wes Dodds
2. Urbana Township, Champaign County, Zoning Text Amendments regarding Small Wind Turbines and Solar Panels - Staff Report by Wes Dodds

Director's Report

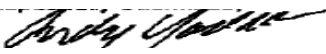
Comments from Individuals

Adjourn

**LUC Regional Planning Commission
Treasurer's Report**

BEGINNING BALANCE ON March 1, 2012		\$ 373,396.54
RECEIPTS		
Village of Mechanicsburg (Champaign Co.)	2012 Membership Assessment	\$ 1,068.60
TOTAL RECEIPTS		\$ 1,068.60
TOTAL CASH ON HAND		\$ 374,465.14
EXPENDITURES		
Employee Salaries	3 Pay Periods	\$ 14,597.20
Medicare	3 Pay Periods	\$ 210.27
Dental Insurance	Dental Insurance	\$ 76.63
CEBCO/Anthem Life	Health/Life Insurance	\$ 401.15
Time Warner Cable	Telephone/Internet	\$ 261.58
Dayton Power & Light	Electric	\$ 455.00
Hubbard Publishing/Bellefontaine Examiner	Annual Financial Report Ad	\$ 15.15
Jenny Snapp	Mileage - February 2012	\$ 79.00
Heather Martin	Mileage - February 2012	\$ 77.50
Weston Dodds	Mileage - February 2012	\$ 107.00
USPS	Postal Box Fee	\$ 100.00
		\$ 16,380.48
Bldg.		
Tiffany R. Epps	Office Cleaning 3/3/12	\$ 60.00
		\$ 60.00
TOTAL EXPENDITURES		\$ 16,440.48
BALANCE ON HAND AS OF March 31, 2012		\$ 358,024.66

Respectfully Submitted,


Andy Yoder, Treasurer

2012 Budget Summary

As of 4/10/2012

900	REVENUES:	Estimated	To Date	CashBalance
990-2-1	Per Capita Assessments	\$ 173,576.45	\$ 185,453.35	\$ (11,876.90)
990-7	Estimated Interest	\$ 400.00	\$ 107.84	\$ 292.16
990-2	Estimated Other	\$ 2,600.00	\$ -	\$ 2,600.00
990-2-2	Services and Projects	\$ 50,200.00	\$ 8,300.00	\$ 41,900.00
Estimated Total Revenue		\$ 226,776.45	\$ 193,861.19	\$ 32,915.26

990	EXPENDITURES:	Estimated	To Date	
990-1	Salaries & Wages	\$ 145,000.00	\$ 25,230.80	\$ 119,769.20
990-2	Supplies	\$ 5,000.00	\$ 100.00	\$ 4,900.00
990-4	Equipment	\$ 2,000.00	\$ -	\$ 2,000.00
990-3-1	Utilities	\$ 13,000.00	\$ 2,536.59	\$ 10,463.41
990-5-2	Travel	\$ 7,000.00	\$ 657.00	\$ 6,343.00
990-3-2	Professional Development	\$ 3,000.00	\$ 2,426.89	\$ 573.11
990-5-1	Other Expenses	\$ 7,000.00	\$ -	\$ 7,000.00
990-10-1	PERS	\$ 20,300.00	\$ 1,116.54	\$ 19,183.46
990-10-2	Workers Compensation	\$ 3,000.00	\$ -	\$ 3,000.00
990-10-3	Medicare	\$ 2,103.00	\$ 360.36	\$ 1,742.64
990-10-4	Hospital / Life Insurance	\$ 6,000.00	\$ 1,773.50	\$ 4,226.50
990-10-5	Contingencies	\$ 5,500.00	\$ -	\$ 5,500.00
990-3-4	Building Fund	\$ 4,000.00	\$ 796.18	\$ 3,203.82
990-3-6	Annual Meeting	\$ 3,000.00	\$ -	\$ 3,000.00
Estimated Total Expenditures		\$ 225,903.00	\$ 34,997.86	\$ 190,905.14

STATEMENT:

Cash Balance January 1, 2012	\$ 199,161.33
Estimated Cash Balance December 31, 2012	\$ 107,069.24
Actual Cash On Hand December 31, 2012	
Estimated Total Revenue	\$ 226,776.45
Actual 2012 Revenue	\$ 193,861.19
Difference (+/Under)	\$ (32,915.26)
Estimated Total Expenditures	\$ 225,903.00
Actual 2011 Expenditures	\$ 34,997.86
Difference (+/Under)	\$ 190,905.14

CHP/LOG County Projects

08/15/10 thru 09/30/12

04/10/12	Updated				
PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
88768	CHP SR560 1.48/1.56	Bridge Repair	Replace deteriorating wearing surface (2 bridges) with no approach work except approach slabs. Asphalt overlay precluded by legal load rating.	07/22/13	
88532	CHP US 36 14.07	Minor Rehabilitation - Pavement Gnrl Sys	Milling of the existing roadway and resurfacing with asphalt concrete.Urban Paving Program.	04/19/12	
91168	CHP US 68 5.65	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	04/22/13	
82454	CHP US 68 6.37	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	07/02/12	
83909	CHP/CLA SR 4 6.93/17.98	Minor Rehabilitation - Pavement Gnrl Sys	Champaign SR 4-Resurface the existing roadway, along with other roadway related items. Clark SR 4 resurface existing park and ride parking lot.	08/06/12	
88422	D07 SRTS CHP Urbana Infrastruct	Add Sidewalks	Replacing crosswalk striping, install school zone flashers, ADA curb ramps, and replacing sidewalks. (South Elementary, North Elementary, and East Elementary Jr High)SRTS Infrastructure project.	02/14/12	02/14/12
92359	LOG Building Demo	Building Demolition	Demolition of the old Logan County Garage and salt bins.	04/19/12	
89126	LOG CR VAR PM FY12	Pavement Marking	PLACE NEW AND UPGRADE EXISTING PAVEMENT MARKINGS.	05/30/12	
86944	LOG SR 235 16.05/17.43	Section Improvement	Improve horizontal alignment of curve at TR 240 and regrade ditch.	12/10/12	
83927	LOG SR 235 8.18	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	07/01/13	
83760	LOG SR 47/292 15.33/0.24	Minor Rehabilitation - Pavement Gnrl Sys	SR 47 and SR 292 Resurface the existing roadway with Asphalt Concrete. SR 638 - Berm stabilization with item 301 asphalt concrete base.	07/02/12	
83947	LOG SR 47/706 0.00/0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	12/10/12	
19741	LOG SR 708 2.08	Bridge Replacement	REPLACE 88FT STRUCTURE OVER BOAT CHANNEL WITH MINIMAL APPROACH WORK. 3 SPANS.	05/31/12	
91595	LOG TR 174 0.56	Bridge Replacement	Remove the existing bridge and replace with recycled thermoplastic composite bridge. Project being done under the Innovative Bridge Research and Deployment Program. The project is a complete bridge design and replacement project with the design/engineer	10/08/12	
89026	LOG TRAFFIC SIGNALS BELLEFON	Signals	REPLACE OBSOLETE TRAFFIC PREEMPTION SYSTEM, INCLUDING 25 SIGNALIZED INTERSECTIONS, EQUIP 20 VEHICLES WITH GPS. REUSE INDICATOR LIGHTS IF POSSIBLE.	04/30/12	
89213	LOG TRANSPORTATION MUSEUM	Other Modes Related	CONSTRUCT AN ADDITION TO THE EXISTING LOGAN COUNTY MUSEUM, TO BE BUILT SIMILAR TO THE BIG FOUR ROADHOUSE. VARIOUS (EXISTING) TRANSPORTATION EXHIBITS WILL BE DISPLAYED.	01/10/13	
25012	LOG US 33 10.69	Resurfacing, Divided System	RESURFACE THE EXISTING ROADWAY AND OTHER ROADWAY RELATED ITEMS.	07/01/13	

PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
88369	LOG US 68 17.75	Bridge Replacement	LOG 68 17.75 Structure, Carrying Tributary South Fork Miami River. Paving the bottom of the existing steel culvert. Culvert length 80 feet. Existing structure - 108" CMP on skew has deteriorated significantly since last inspection and needs to be repl	01/22/13	
90807	LOG US 68 8.10	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	06/30/13	
82463	LOG US 68 8.68	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	06/30/13	
82455	LOG US 68/VAR-8.49/VAR	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	07/02/12	



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
April 12, 2012

DOVER TOWNSHIP ZONING AMENDMENT – Internet Sweepstakes Café and Gaming Establishment

- APPLICANT:** Dover Township Zoning Commission
- REQUEST:** Review of Zoning Amendment to the Dover Township, Union County, Zoning Resolution regarding addition of Section 570 Internet Sweepstakes Cafe and Gaming Establishment.
- STAFF ANALYSIS:** The proposed zoning amendment is for the addition of *Section 570 Internet Sweepstakes Café and Gaming Establishment* and related definitions. While Dover Township has not been contacted by anyone wishing to establish an internet sweepstakes café or gaming facility in the township to date, they feel that they may at some point in the future as cities start to place more strict regulations on these type of facilities. Currently, the Dover Township Trustees have put a moratorium on development of these facilities in place while the Zoning Commission considers potential zoning text. The Dover Township Zoning Commission asked LUC Staff along with the Union County Prosecutor's Office to attend their meetings to assist in drafting zoning language. LUC presented several examples of text from around the state to the Zoning Commission to begin, while the Prosecutor's Office provided legal guidance throughout the process. The Dover Township Zoning Commission decided to base their language on the example from Monclova Township in Lucas County.
- As part of this process, the Dover Township Zoning Commission realized that their Official Schedule of District Regulations needed to clarify that the minimum square footage of a structure in the B-2 Local Business District applied to all structures, and not just single family and manufactured homes.



Logan-Union-Champaign regional planning commission

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While LUC Staff and the Union County Prosecutor's Office are comfortable with the language drafted by the Dover Township Zoning Commission, this is the first time either LUC or the Prosecutor's Office has dealt with zoning issues regarding these establishments. As such, the Prosecutor's Office has indicated, along with LUC Staff would be particularly interested in feedback from the Committee regarding the language. For instance, under *Part IV Restrictions, letter a*, the language limits a single location to five (5) machines in a building that must be at least 1,200 square feet. Does the committee feel that this is so strict that it "zones out" these establishments?

STAFF RECOMMENDATIONS:

Given the fact that LUC Staff and the Union County Prosecutor's Office have worked with the Dover Township Zoning Commission drafting this language, staff recommends **APPROVAL** of the proposed zoning text amendments.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

Logan-Union-Champaign
Regional Planning Commission
P.O. Box 219
9676 E. Foundry St.
East Liberty, Ohio 43319

March 10, 2012

To whom it may concern,

The Dover Township Zoning Commission submits the attached proposed zoning amendments for approval and inclusion in the Dover Township Zoning Code. Public Hearings concerning the amendments were held on February 13, 2012 and March 5, 2012. There are two amendments attached. The first is a new section in Article V which will be section 570. This amendment proposes zoning regulations for Internet Sweepstakes Café's and Gaming Establishments. The second amendment is for Zoning District B2 that states the minimum floor area for all structures in this district will be 1200 square feet.

The Zoning Amendment Check list is also attached. Please consider these proposed changes at your next LUC Regional Planning Commission Executive Board Meeting. I will be the point of contact for any questions about the proposed amendments. Thank you for your assistance with this process.

Respectfully,

Tom Morgan
Chairman, Dover Township Zoning Commission
Email: themorgans@myfam.com
Phone: (937)-642-1159



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Zoning Text Amendment Checklist

Date: MARCH 10, 2012

Township: DOVER (UNION COUNTY)

Amendment Title: INTERNET SWEEPSTAKES CAFE'S AND GAMING
ESTABLISHMENTS

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<u>N/A</u> <input type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

Revision: Initial, 8/2009

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East Liberty, Ohio 43319

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**DOVER TOWNSHIP ZONING COMMISSION
PROPOSED DOVER TOWNSHIP ZONING REGULATION**

**Article V
Section 570**

Internet Sweepstakes Café and Gaming Establishment

I. Definitions:

- a. Computerized or Sweepstakes Gaming Device: Means any computer, machine, game or apparatus which, upon the insertion of a coin, token, access number, magnetic card, or similar object or upon payment of anything of value, may be operated by the public generally for use as a contest of skill, entertainment or amusement, whether or not registering a score and which provides the user a chance to win anything of value that is not "*de minimus*" on a per play basis or any cash payout or anything of value that could be redeemed, directly or indirectly for any cash payout and which is not gambling under state or local laws. Machines designated for use by the State Lottery Commission are not computerized sweepstakes or gaming devices for the purposes of this article. "*De Minimus*" as used in this section shall mean less than ten dollars (\$10.00).
- b. Internet Sweepstakes Café and Gaming Establishment: Means any premises upon which any computerized or sweepstakes gaming device is located for the use or entertainment of the public, whether or not such premises has other business purposes of any nature whatsoever. The establishment sells phone cards, gift cards, or other monetary based cards, or internet access time, which can be used to play computer generated games at which there is the possibility of winning a predetermined prize.

II. District:

- a. Internet Sweepstakes Cafés or Gaming Establishments are permitted only as a conditional use in Zoning District B2.

III. Permit:

- a. No building shall be erected, constructed or developed and no building or premises shall be reconstructed, remodeled arranged for use or used for an Internet Sweepstakes Café or Gaming Establishment unless authorized by the issuance of a Conditional Use Permit granted by the Dover Township Board of Zoning Appeals.

IV. Restrictions:

- a. No more than five (5) Computerized or Sweepstakes Gaming Devices per establishment.
- b. Persons entering an Internet Sweepstakes Café or Gaming Establishment must be twenty-one (21) years of age or older.
- c. No alcoholic beverages are permitted at an Internet Sweepstakes Café or Gaming Establishment.
- d. No Internet Sweepstakes Café or Gaming Establishment shall be permitted in a location which is within a 500 foot radius of a residential or agricultural zoned district. The distance shall be measured by radius from the closest property line of the

- proposed Internet Sweepstakes Café or Gaming Establishment to the closest property line of the prohibitive use class.
- e. No Internet Sweepstakes Café or Gaming Establishment shall be permitted in a location which is within 500 feet of another Internet Sweepstakes Café or Gaming Establishment. The distance shall be measured by radius from the closest property line of the proposed Internet Sweepstakes Café or Gaming Establishment to the closest property line of the existing Internet Sweepstakes Café or Gaming Establishment.
 - f. No Internet Sweepstakes Café or Gaming Establishment shall be permitted in a location which is within 500 feet of a church, public or private school, park or playground, any social services facility, state licensed daycare facility or neighborhood center.
- V. Signage:**
- a. No signs shall be permitted to flash, blink, scroll, or involve any type of animation or movement. All signage must comply with Article VIII (Signs and Advertising) of the Dover Township Zoning Resolutions.
- VI. Parking:**
- a. Minimum of one parking space for each fifty (50) square feet of gross floor area.
- VII. Lighting:**
- a. All outside lighting shall be shielded and directed away from adjacent properties.
- VIII. Retail Food Sales:**
- a. All food and beverage sales shall be in conformance with Union County Health District Regulations. A copy of the approved food permit shall be provided to Dover Township upon application for a conditional use permit. An annual report shall be provided to Dover Township.
- IX. Septic Capacity:**
- a. Any location not serviced by sanitary sewers must undergo an evaluation by the Union County Health District to determine if the septic system is adequate for the proposed facility. A copy of the sanitary evaluation shall be provided to Dover Township when the conditional use permit is applied for.
- X. Inspection and Permit Revocation:**
- a. Dover Township reserves the right to review the facilities of any Internet Sweepstakes Café or Gaming Establishment operating in the Township.
 - b. Dover Township reserves the right to revoke the Conditional Use Permit of any and all Internet Sweepstakes Café or Gaming Establishment for any of the following reasons:
 - i. An applicant who gives false or misleading information in their application or in a document or diagram related to the operation of an Internet Sweepstakes Café or Gaming Establishment.
 - ii. An applicant or employee has knowingly allowed possession, use, or sale of controlled or illegal substances on the premises.
 - iii. An applicant or employee knowingly operated an Internet Sweepstakes Café or Gaming Establishment during a period of time when the applicant's Conditional Use Permit was suspended.

- iv. An applicant has been convicted or pleads guilty to an offense or violation of Chapter 2915 of the Ohio revised Code or any violation of the resolution or of any other ordinance or state law equivalent to any offense contained in Chapter 2915.
- v. An applicant or employee has knowingly allowed gambling activities prohibited by section 2915.02 of the Ohio Revised Code to occur in or on the Conditional Use premises. The term gambling shall have the same meaning as it is defined in the Ohio Revised Code section 2907.02.
- vi. An applicant is delinquent in payment to Union County or Dover Township of any taxes or fees related to an Internet Sweepstakes Café or Gaming Establishment.
- vii. Any other non compliance with this Article by the owners, agents, employees, or staff of an Internet Sweepstakes Café or Gaming Establishment operating in Dover Township.

DOVER TOWNSHIP ZONING COMMISSION

RECOMMENDED CHANGES TO DOVER TOWNSHIP ZONING CODE MARCH 5, 2012 – PUBLIC HEARING

Changes recommend for Zoning District: B2 (Local Business District)

Current language:

Minimum Floor Area: (Square Feet)

1200 for all single family houses

1200 for manufactured homes

Proposed language:

Minimum Floor Area for All Structures:

1200 Square Feet



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
April 12, 2012

URBANA TOWNSHIP ZONING AMENDMENT – Small Wind Projects Less than 5MW & Solar Panels

- APPLICANT:** Urbana Township Zoning Commission
- REQUEST:** Review of zoning text amendments to the Urbana Township Zoning Resolution. These amendments include the addition of language for *Small Wind Projects Less than 5MW*, and *Solar Panels*.
- PROPOSED AMENDMENT:** Due to activity in surrounding areas the Urbana Township Zoning Commission contacted the LUC office to meet with them to draft language for Small Wind Projects Less than 5MW and Solar Panels. LUC Staff attended several meetings with the Urbana Township Zoning Commission to discuss these issues with them. The LUC model text for Small Wind Projects was presented and used as starting place for wind language; LUC researched several examples of language for zoning regarding solar panels, and these examples were presented to the Urbana Township Zoning Commission as starting place for the language regarding solar panels.
- STAFF ANALYSIS:** *Small Wind Projects Less than 5MW*
- The Urbana Township Zoning Commission decided to use the LUC model text for Small Wind Projects Less than 5MW, with a few changes. The deviations for the LUC model text are as follows:
 - Small Wind Projects will be a permitted use in the U-1, M-1 & M-2 districts. They will be a conditional



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- use in the R-1 and B-1 districts.
- Reduced the maximum allowed height to 100 feet from 125 feet in the model text.
- Increased setback requirement to 1.5 times the total height of the tower from 1.1 times the height in the model text.
- Changed the language for the required site drawing to read "*A site drawing showing the location of the unit in relation to existing structures on the property, **the location of existing wiring and wiring for the wind turbine generator, roads and other public right-of-ways, and neighboring property lines.***" The Zoning Commission felt this would be important information to have on record in the event the property sold in the future.
- Before deciding on these changes, the Zoning Commission discussed extensively many options for changes in the model text, and ultimately decided the changes above were in the best interest of the residents of Urbana Township.

Solar Panels

- The Urbana Township Zoning Commission looked at several different examples of zoning text regarding solar panels from around the state. After discussion about each, and input from LUC Staff, the Zoning Commission decided to base their language for solar panels on the example from Ashtabula Township in Ashtabula County. Both LUC Staff and the Zoning Commission felt that this language was adequate to project neighboring property owners, yet simple enough to enforce.
 - The Urbana Township Zoning Commission felt very comfortable with the language from Ashtabula Township, with one addition as follows:
 - **All applicants shall submit a site drawing showing the location of the unit in relation to existing structures on the property, the location of**

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East Liberty, Ohio 43319

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existing wiring and wiring for the solar panels, roads and other public right-of-ways, and neighboring property lines.

STAFF RECOMMENDATIONS:

Staff recommends ***APPROVAL*** of the proposed zoning text amendments to the Urbana Township Zoning Commission.

Additionally, staff received a phone call last week from the Urbana Township Zoning Inspector with a question regarding an intermodal container being used as a storage area in a yard in the township. Currently, the Urbana Township Zoning Resolution does not clearly address this issue. To address this situation in the future, staff recommends adding the following definition to the Urbana Township Zoning Resolution as part of this zoning amendment process:

- **Semitrailer/Intermodal Containers.** A vehicle designed or used for carrying persons or property with another and separate motor vehicle, so that in operation, a part of its own weight or that of its load, or both, rests upon and is carried by another vehicle; also portable storage containers. A semitrailer/intermodal container shall not be used for storage, advertising, business, and residence. Portable storage containers shall only be permitted for 90 days.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

Urbana Township Proposed Zoning Text for Small Wind Turbines & Solar Panels

Small Wind Projects less than 5MW – Urbana Township

DEFINITIONS:

Accessory Structures: Structures such as sheds, storage sheds, pool houses, unattached garages, and barns.

Anemometer: An instrument that measures the force and direction of the wind.

Clear Fall Zone: An area surrounding the wind turbine unit into which the turbine and -or turbine components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing turbine failure that shall remain unobstructed and confined within the property lines of the primary parcel where the turbine is located. The purpose of the zone being that if the turbine should fall or otherwise become damaged, the falling structure will be confined to the primary parcel.

Cowling: A streamlined removable cover that encloses the turbine's nacelle.

Decibel: A unit of relative loudness equal to ten times the common logarithm of the ratio of two readings. For sound, the decibel scale runs from zero for the least perceptible sound to 130 for sound that causes pain.

Nacelle: Sits atop the tower and contains the essential mechanical components of the turbine to which the rotor is attached.

Primary Structure. For each property, the structure that one or more persons occupy the majority of time on that property for either business or personal reasons. Primary structures include structures such as residences, commercial buildings, hospitals, and day care facilities. Primary structures exclude structures such as hunting sheds, storage sheds, pool houses, unattached garages, and barns.

Professional Engineer. A qualified individual who is licensed as a Professional Engineer in the State of Ohio.

Megawatt (MW): A unit of power, equal to one million watts.

Small Wind Project: Any wind project less than 5MW which includes the wind turbine generator and anemometer.

Section XXXX Small Wind Projects less than 5MW

Wind Projects of 5MW or more shall be required to submit an application with the Ohio Power Siting Board (OPSB) at the Public Utilities Commission of Ohio (PUCO) and are required to meet OPSB regulations. Small Wind Projects less than 5MW and used solely for Agriculture will be exempt from these zoning regulations as an Agricultural Use. Any proposed construction, erection, or siting of a small wind project less than 5MW including the wind turbine generator or anemometer or any parts thereof shall be a Permitted Use in the U-1, M-1 & M-2 districts, and a conditional use in the R-1 & B-1 districts.

- A. The maximum height of any turbine shall be 100 ft. For purposes of this Resolution, maximum height shall be considered the total height of the turbine system including the tower, and the maximum vertical height of the turbine's blades. Maximum height therefore shall be calculated by measuring the length of a prop at maximum vertical rotation to the base of the tower.
- B. Setbacks: the following shall apply in regards to setbacks.
 - 1. Any turbine erected on a parcel of land shall be setback 1.5 times the height of the tower, or established "clear fall zone", from all road right-of-way lines and neighboring property lines. A turbine shall be erected and placed in such a manner that if it were to fall, whatever direction the fall occurs would be contained solely on the property where the turbine is located at.
- C. Maintenance
 - 1. Wind turbines must be maintained in good working order. The owner shall within 30 days of permanently ceasing operation of a wind turbine, provide written notice of abandonment to the Zoning Inspector. An unused wind turbine or small wind project may stand no longer than 12 months following abandonment. All costs associated with the demolition of the wind turbine and associated equipment shall be borne by the owner. A wind turbine is considered abandoned when it ceases transmission of electricity for 30 consecutive days. Wind turbines that become inoperable for more than 12 months must be removed by the owner within thirty (30) days of issuance of zoning violation. Removal includes removal of all apparatuses, supports, and or other hardware associated with the existing wind turbine.
- D. Decibel Levels
 - 1. Decibel levels shall not exceed those provided by the manufacturer as requested in II Permits, 2., e.
- E. Wiring and electrical apparatuses:
 - 1. All wires and electrical apparatuses associated with the operation of a wind turbine unit shall be located underground and meet all applicable local, state, and federal codes including the County Building Regulations and Residential Building Code of Ohio.

F. Warning Signs:

1. Appropriate warning signs to address voltage shall be posted (where and meeting sign requirements).

G. Building Permits:

1. All Small Wind Projects and parts thereof shall obtain all applicable Building Permits from the State of Ohio and County Building Regulations where required.

II. Permits

- A. A permit shall be required before construction can commence on an individual wind turbine project.
- B. As part of the permit process, the applicant shall inquire with the County Building Regulations as to whether or not additional height restrictions are applicable due to the unit's location in relation to any local airports.
- C. Applicant shall then provide the Township Zoning Inspector with the following items and or information when applying for a permit:
 1. Location of all public and private airports in relation to the location of the wind turbine.
 2. A report that shows:
 - a. The total size and height of the unit
 - b. If applicable, the total size and depth of the unit's foundation structure, as well as soil and bedrock data.
 - c. A list and or depiction of all safety measures that will be on the unit including anti-climb devices, grounding devices, and lightning protection, braking systems, guy wiring & anchors.
 - d. Data specifying the kilowatt size and generating capacity in kilowatts of the particular unit.
 - e. The maximum decibel level of the particular unit. This information shall be obtained from the manufacturer of the turbine unit.
 - f. Hazardous materials containment and disposal plan.
 3. A site drawing showing the location of the unit in relation to existing structures on the property, the location of existing wiring and wiring for the wind turbine generator, roads and other public right-of-ways, and neighboring property lines.

4. Evidence of established setbacks of 1.5 times the height of the wind turbine and "clear fall zone."
5. A dismantling plan that outlines how the unit will be dismantled shall be required as part of the permit.

Section XXXX Solar Panels

SOLAR PANELS

A. Solar panels are a permitted accessory use, subject to the following requirements:

1. Ground-mounted solar panels shall be located in the side or rear yard only in accordance with the setbacks established for all accessory uses and shall not exceed twelve (12) feet in height.
2. Roof-mounted solar panels on the principal building shall be installed on the plane of the roof material (flush mounted) or made part of the roof design (e.g. utilizing capping or framing compatible with the color of the roof or structure), but shall not extend more than eight inches from the roof surface. Accessory buildings shall not exceed the height requirements established for all accessory buildings.
3. All solar panel installations shall comply with all applicable building, plumbing, and electrical codes.
4. All applicants shall submit a site drawing showing the location of the unit in relation to existing structures on the property, the location of existing wiring and wiring for the solar panels, roads and other public right-of-ways, and neighboring property lines.
5. There is no limit on the number of solar modules or arrays installed on each property, except for the following:
 - a) Solar energy commercial operations are prohibited.

DEFINITIONS:

SOLAR ENERGY COMMERCIAL OPERATION: Solar energy systems whose main purpose is to generate energy for sale back into the energy grid system, rather than being consumed on site.

SOLAR PANEL: A solar photovoltaic panel, or solar hot air or water panel collector device, which relies upon solar radiation as an energy source for the generation of electricity or transfer of stored heat.



Director's Report – April 12, 2012

Jenny's Activities:

Meetings, Miscellaneous & Projects

March 12	Logan County Land Trust Meeting
March 15	Union County EMA/Emergency Management Hazard Mitigation Plan Meeting
March 19	Acura RDX Unveiling/Open House at Honda East Liberty Plant
March 21	Liberty Township (Union County) Zoning Commission Meeting
March 27	Meeting w/ Eric Phillips, Union County ED/Chamber/CIC
April 12	LUC Zoning & Subdivision Committee Meeting LUC Executive Committee Meeting
Ongoing Projects	LUC State of Ohio Auditor Annual Report Completed & Advertised Claibourne Township (Union County) Zoning Resolution Subdivision Regulations Update Upper Scioto Watershed Balanced Growth Plan Steering Committee Logan County Ag. Council Committee Union County Comprehensive Plan Logan County/Ohio Hi-Point JVS Local Foods/Farm to School Plan through OSU Center for Farmland Policy Innovation Treasurer for Logan County Sales Tax Ballot Issue <i>Upcoming LUC Audit</i> Bylaws Update

Heather's Activities:

Meetings, Miscellaneous & Projects

March 15	Champaign County CoC Leadership Meeting
March 27	Webinar - Developing and Reporting Performance Measures in the CoC Annual Report
March 29	Regional CoC Meeting, Troy Education Center
April 4	Prevention Alliance Meeting, Urbana
April 5	Logan County CoC Meeting, Bellefontaine
Other	Created and Issued First Housing Coalition Newsletter Preparations for the Champaign County Continuum of Care Annual Breakfast

Wes' Activities:

Miscellaneous

Mar. 13	Met with Union County Commissioners and County Engineer's Office to discuss the Raymond & Peoria project
Mar. 15	Attended Union County Hazard Mitigation Planning Meeting
Mar. 19	Attended Honda RDX Announcement at East Liberty Plant
Mar. 26	Attended Stokes Twp. Trustees Public Hearing regarding Zoning Text Amendments
Mar. 27	Champaign County FY2012 CDBG 1 st Public Hearing Met with Eric Phillips Met with Mad River Township Trustee Mike Ward to discuss CDBG Project Met with Adams Township Trustees to discuss CDBG Project
Mar. 29	Union County FY2012 CDBG 1 st Public Hearing Attended Harrison Township (Logan County) BZA Conditional Use Hearing
Apr. 12	LUC Zoning & Subdivision Committee

Ongoing Projects

CDBG	Union County- Upcoming Bid Openings for Village of Richwood Land Road Projects; Currently accepting FY2012 apps from political subdivisions. Champaign County- Upcoming Bid Opening for Adams Township Project; Currently accepting FY2012 apps from political subdivisions.
GIS	Searchable Maps for Zoning Inspectors and LUC Website, Update Village of Richwood Map, Liberty Township (Logan County) Map update.
Comp	Union County Update



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Plans	
Zoning Updates	Stokes Township – Wolfe Island Dover Township – Internet Cafes Urbana Township – Wind Turbines/Solar Panels
Other	Upper Scioto Watershed Balanced Growth Plan Steering Committee Logan County Ag. Council Committee Logan County/Ohio Hi-Point JVS Local Foods/Farm to School Plan through OSU Center for Farmland Policy Innovation,



Logan-Union-Champaign regional planning commission

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Executive Committee Meeting Minutes Thursday, April 12, 2012 - 1:15 p.m.

LUC 1st Vice President Brad Bodenmiller called the meeting to order at 1:15 pm.

Roll Call – Jenny Snapp

Members present: John Bayliss, Paul Blair, Brad Bodenmiller, Kevin Bruce, Max Coates, Greg DeLong, Ves DuPree, Charles Hall, Paul Hammersmith, Bill Kelley, Valerie Klingman, Randy Kyte, Doug Miller, Barry Moffett, , Matt Parrill, Ryan Shoffstall, Steve McCall for Fereidoun Shokouhi, Jenny Snapp, Bill Narducci for Jeff Stauch, Andy Yoder, and Roger Yoder.

Members absent: Tracy Allen, Tim Cassady, Scott Coleman, Bill Edwards, Jim Holycross, Bill Nibert, and Tim Notestine.

Guests present: Joel Kranenburg, Village of Russells Point; Robb Cummins, Harrison Township; Wes Dodds and Heather Martin of LUC Regional Planning Commission.

Minutes – John Bayliss made the first motion to approve the minutes from the March 8, 2012 meeting as written. Charles Hall made the second motion to approve the minutes from the March 8, 2012 meeting as written. All in favor.

Financial Report – Andy Yoder presented the Financial Report for March. Max Coates made the first motion to accept the Financial Report. Barry Moffett made the second motion to accept the Financial Report. All in favor.

ODOT Reports – ODOT reports were placed on the web. Matt reported on the ODOT-7 report. He reports everything's on schedule and on budget. Charles reported that on Route 4, the entire center line is now rumble stripes. Robb reported that it's a new safety feature for cross-over accidents. ODOT-7 has begun doing it today. It will be completed where there are high accident areas. ODOT-6 is skipping driveway areas, ODOT-7 will be skipping intersections only.

New Business:

1. Dover Township, Union County, Zoning Text Amendments regarding Internet Cafes - Staff Report by Wes Dodds
 - a. Charles Hall made the first motion to accept the recommendation for approval for the Dover Township Zoning Text Amendments regarding Internet Cafes with a caution regarding the restriction on the number of machines allowed. Paul Hammersmith made the second motion to accept the recommendation for approval for the Dover Township Zoning Text Amendments regarding Internet Cafes with a caution caution regarding

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Logan-Union-Champaign regional planning commission

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the restriction on the number of machines allowed. All in favor with Barry Moffett abstaining.

2. Urbana Township, Champaign County, Zoning Text Amendments regarding Small Wind Turbines and Solar Panels - Staff Report by Wes Dodds
 - a. John asked that a different language be used in place of "flush mounted" above the roof height in regards to roof panels and he felt that the eight inches was too restrictive for roof panels.
 - b. John Bayliss made the first motion to accept the recommendation for approval of the Urbana Township Zoning Text Amendments regarding Small Wind Turbines and Solar Panels with proposed suggestions. Doug Miller made the second motion to accept the recommendation for approval of the Urbana Township Zoning Text Amendments regarding Small Wind Turbines and Solar Panels with proposed suggestions. All in favor.

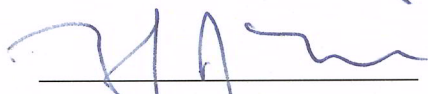
Director's Report

Comments from Individuals


- Jenny - I provided a marked up copy of the By-laws to the By-law Committee. I suggest the Bylaws Committee meet after the next LUC meeting.
- Jenny - We did get a call from the State in regards to getting the audit completed. I don't expect that it will be a full blown audit, unless something should come up.
- Charles - We were informed by the State Auditors they changed the direction in which they're charging and it will be higher this year.

Adjourn – Steve McCall made the first motion to adjourn the LUC Executive Committee Meeting at 1:42 pm, and Max Coates seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, May 10, 2012, 1:15 pm at the LUC Office at 9676 E Foundry St, East Liberty.



President



Secretary

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