



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON NOVEMBER 28, 2023

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## Monroe Township – Zoning Text Amendments

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**APPLICANT:** Monroe Township Zoning Commission  
2828 State Route 222  
Bethel, OH 45106

**REQUEST:** Modifications to the Monroe Township Zoning Resolution

**PROPOSED TEXT AMENDMENTS:** See attached Exhibit A for specific text amendments

**CONTENT OF REPORT:**

Attachment A: Text Amendments

Attachment B: Township Meeting Minutes

**STAFF ANALYSIS:**

Monroe Township has proposed several modifications to the existing resolution that seek to clarify standards, correct any typos, add definitions for terms, update dimensional standards, and include a section regulating alternative energy land uses. During review there is a reference to the Zoning Commission which should be the Zoning Inspector in **Article 3, section 3, B, 1, a**. The list below has been provided by the Township:

- **Article 3, section 2, C, 1, A – added:** and zoning web site.
- **Article 3, section 2, E, 1 and 3 –** changed to 12 months to agree with Clermont County requirement.
- **Article 4, section 6, changed from noise, and contamination to Environmental Performance Standards** (used Batavia Township zoning resolution to update ours)
- **Article 4, page 31 -** added section 10 – Temporary Dwellings
- **Article 5, page 29 – Added:** (B) no recreational vehicle shall be used for the purpose of permanent habitation, living, or housekeeping purposes.
- **Article 7, page 33 – Table 7-2-1 -** remove (B) and replace with (C) to additional regulations for animal husbandry and veterinarian establishments.
- **Article 7 (Site Development Standards), (3) – added:** Earth Sheltered Homes - the bottom edge of an earth berm abutting a wall or roof of a dwelling shall meet the setback requirements for the district in which it is located.
- **Article 7, page 34 –** added table number to the table (7-2-1)
- **Article 8, page 37 -** added table number to the table (8-2-1)
- **Article 9, section 1, (G) –** added: Farm Markets shall be regulated per ORC 519.21 and as follows:
- **Article 9, section 1 (G) (1) page 41 –** added “stand”.

- **Article 9, section 1 (G) (2) [age 41** – added “roadside stands”.
- **Article 9, section 3(B)**, changed many to may (pg. 46)
- **Article 9, page 47** – added section 8 – Outdoor stoves and furnaces.
- **Article 9, section 6 page 50: Fences, walls, and hedges** – (add the same statement as article 12, (5), (A), 2).
  - (D) Added Opacity requirements.
  - (E) Added: Walls and Fences shall not to be constructed in public right-of-way (ROW).
  - (F) No fence, wall or hedge shall be closer than two (2) feet to any right-of-way line.
  - (G) Added: Walls and fences shall be designed to orient the best or most aesthetic (finished) side toward the agricultural, residential district, or right-of-way.
- \* **Article 10, (7) (A)** – allow for non-conforming mobile homes to be removed with a permit for perpetuity. Added:
  - (1) Non-conforming Mobile Homes shall be permitted to be removed and replaced with a new Mobile Home if a Special Variance Waiver Request is approved for the parcel in which the old Mobile Home was situated. It is the responsibility of the owner to submit the approved Special Variance Waiver Request along with an application for a permit for a new mobile home when requesting to place a new mobile home on the approved parcel.
  - (2) The Special Variance Waiver shall be valid in perpetuity for the Mobile Home.
- \* **Article 14, section 5, (B)** – no antenna/tower that is taller than the minimum height required shall be approved. (Changed that to than).
- \* **Article 14, section 7, (A)** – feet is mis-spelled at the end of the last sentence. \*
- **Article 18 – Added Alternate Energy**
- **Article 19 (was article 15): Definitions**
  - Zoning Text Interpretation –(A) changed “and” to “an”
  - (1) Definitions
    - Abandoned added.
    - Accessory building – changed “designed” to “designated”.
    - Active Public Parks and Recreational Facilities – changed “ball fields” to “recreational facilities”.
    - Barndominium added.
    - Adult Cabaret removed.
    - Camping Trailer added.
    - Carport added.
    - Cemetery added “and/or interment”.
    - Commercial Recreational Uses – changed “ball fields” to recreational use”.
    - Discontinued – added “has been” and removed “becomes obsolete”.
    - Earth-Sheltered Home added.
    - Floor Area – corrected the spelling of floor.
    - Hoop Building added
    - Junk Motor Vehicles – storage of added.
    - Lot, Double Frontage – changed “street” to “streets”.
    - Metes and Bounds added.
    - Nudity removed.
    - Opacity added.
    - Public Building – moved so it is in alphabetical order.

- Recreational Vehicle added.
- Recovery Housing added.
- Right-of-Way added.
- Roadside Stand added.
- Sexually Oriented Business added.

The proposed text amendments are not in conflict with the provisions established in Section 519.12 of the Ohio Revised Code relative to the Township Zoning Authority and are consistent with actions meant to protect and preserve public health and safety. As the recommendation of the Planning Commission is nonbinding staff acknowledges that the proposed text amendments are permissible and the Township has the authority to process them according to their discretion.

**RECOMMENDATION:**

Staff recommends a motion to **RECOMMEND APPROVAL WITH CONDITIONS** as to form of the Monroe Township Text Amendments.

1. The above change be made to **Article 3, section 3, (B), (1), (a)** at the Zoning Commission and Board of Trustees Meetings.

# Attachment A

## Proposed Monroe Township Zoning Resolution proposed text amendments

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    - (F) No fence, wall or hedge shall be closer than two (2) feet to any right-of-way line.
    - (G) Added: Walls and fences shall be designed to orient the best or most aesthetic (finished) side toward the agricultural, residential district, or right-of-way.
- \* **Article 10, (7)(A) –** allow for non-conforming mobile homes to be removed with a permit for perpetuity. Added:
  - (1) Non-conforming Mobile Homes shall be permitted to be removed and replaced with a new Mobile Home if a Special Variance Waiver Request is approved for the parcel in which the old Mobile Home was situated. It is the responsibility of the owner to submit the approved Special Variance Waiver Request along with an application for a permit for a new mobile home when requesting to place a new mobile home on the approved parcel.
  - (2) The Special Variance Waiver shall be valid in perpetuity for the Mobile Home.

Proposed Monroe Township  
Zoning Resolution proposed text amendments

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## **ALTERNATE ENERGY**

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### **PURPOSE**

The requirements of this Resolution shall apply to all alternate energy facilities and structures as defined in this Article. No Wind Energy Conversion System, or private stand-alone solar panel, or commercial solar panel installation, or any components thereof shall be constructed, erected, installed, or located within Monroe Township, Clermont County until prior siting approval has been obtained pursuant to the Monroe Township Zoning Resolution.

### **THE POWER TO REGULATE WIND ENERGY SYSTEMS**

Ohio Revised Code (ORC) section 519.213 confers power on the board of trustees or board of zoning appeals with respect to the location, erection, construction, reconstruction, change, alteration, maintenance, removal, use, or enlargement of any small wind farm, whether publicly or privately owned, or the use of land for that purpose, which regulations may be more strict than the regulations prescribed in rules adopted under division (B)(2) of section 4906.20 of the Revised Code.

### **REGULATIONS – RESIDENTIAL WIND ENERGY SYSTEMS**

Residential wind energy systems shall be a conditional use in all zoning districts and shall be designed for, or capable of, operation at an aggregate capacity of less than five megawatts. A residential wind energy system shall be considered as an accessory use that is intended to primarily serve the needs of the consumer at that site. All proposed residential wind energy systems shall be subject to certain requirements as set forth below and after review by the Board of Zoning Appeals. Upon review by the Board of Zoning Appeals, additional restrictions or conditional uses may be added as warranted.

Site Approval Application: In all districts, the applicant shall submit a zoning permit application which meets the following standards:

Minimum Parcel Size: One Acre

Tower Height: For property sizes between 1 and 5 acres the tower height shall be limited to 65 feet including the highest point of the turbine blades. For property sizes of 5 acres or more, tower heights shall be limited to a height of 80 feet, including the highest point of the turbine blades, except as may be imposed by FAA regulations.

Clearance of Blade: No portion of the wind energy system blade sweep shall extend within twenty feet of the ground. No blade sweep may extend over parking areas, driveways, property lines, or any type of building.

Set-Backs: Setbacks for the system tower shall be no closer from the property line than the height of the tower, provided that that setback also complies with any applicable fire setback requirements. All towers must be located 1.5 times the tower height from the public right of way. Guy wire anchor points may extend 10

feet from the property line. Building mounted systems shall be setback 30 feet from the property line.

**Automatic Over-speed Controls:** All wind energy conversion systems shall be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the residential wind energy system. Turbine blade systems shall be rated to wind speeds of no less than 110 MPH measured at sea level.

**Sound:** Residential wind energy systems shall not exceed 55 dBA, as measured at the closest property line to the tower. The level, however, may be exceeded during short-term events such as utility outages and/or severe windstorms.

**Approved Wind Turbines:** Residential wind turbines must be approved by a small wind certification program recognized by the American Wind Energy Association.

**Compliance with FAA Regulations:** Residential wind energy systems must comply with applicable FAA regulations.

**Utility Notification:** No residential wind energy system shall be installed until evidence has been given that the utility company has been informed of the customer's intent to install an interconnected, net metered customer-owned generator. Off-grid systems shall be exempt from this requirement.

## **REGULATIONS – UTILITY GRID WIND ENERGY SYSTEMS**

A Utility Grid Wind Energy System (UGWES) is designed and built to commercially provide electricity to the electric utility grid. A UGWES shall only be permitted in the Agricultural and Industrial Districts as a conditional use requiring approval from the Board of Zoning Appeals.

Site Approval Application: The applicant must submit an application as per the Site Plan Review standards in Article 3, Section 4 to the Zoning Inspector for review and approval by the Monroe Township Zoning Commission and shall include the following information:

Evidence the applicant is the owner of the property or has written permission of the owner to make such application.

Location of existing and proposed structures including such structures as anemometer and SCADA towers.

Fencing shall be a continuous barrier extending from the surface of the ground to a uniform height of 8 feet, constructed of steel, or other metal, or any substance of a similar nature and strength. Any fencing and/or screening installed in connection with the Solar Facility shall be harmonious and compatible with the surrounding properties and uses. Fencing shall be always maintained in good repair and in an aesthetic manner as per Article 9, Paragraph 6.

Proposed safety fencing to prevent trespassing. Knox boxes and keys shall be provided at locked gated entrances for emergency personnel access.

Utility interconnection data and a copy of written notification to the utility of the proposed connection.

Specific information of the type, size, height, rotor material, rated power output, performance, safety, and noise characteristics of each Wind Turbine Generator (WTG) model, tower, and electrical transmission equipment.

A soil boring report.

Prior to receiving site approval under this Resolution, the applicant, owner, and/or operator shall formulate a Decommissioning Plan to ensure that the UGWES and all facilities in the project are properly decommissioned after their useful life. Decommissioning of wind towers must occur in the event they are not in use for twelve (12) consecutive months. The plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation and a plan ensuring financial resources will be available to fully decommission the site. Disposal of structures and/or foundations shall meet the provisions of the Clermont County Building Department and the requirements of the Ohio Environmental Protection Agency for solid waste disposal. A valid demolition permit from the Clermont County Building Department shall also be required before removal of any towers, debris, access roads, electrical cabling, or structures. The Board of Zoning Appeals may require the posting of a surety bond, letter of credit or the establishment of an escrow account to ensure proper decommissioning.

Compliance with the Federal Aviation Administration: The applicant shall comply with all applicable Federal Aviation Administration (FAA) requirements. If lighting is required by the FAA the light shall not be strobe lighting or any other intermittent white lighting fixtures, unless expressly required by the FAA. Such intermittent lighting shall be alternated with steady red lights at night if acceptable to the FAA. No additional lighting permitted beyond the FAA minimum.

Environment: The site plan and other documents and drawings shall show mitigation measures to minimize potential impacts on the natural environment including, but not limited to wetlands and other fragile ecosystems, historical and cultural sites, and antiquities.

Climb Protection: All UGWES towers must be unclimbable by design or protected by anti-climbing devices.

Setbacks: All UGWES towers shall be set back a distance of no less than 1.5 times the UGWES tower height from any other building or structure. The setback distance shall be measured from the point of the building or structure foundation closest to the UGWES tower to the center of the UGWES tower.

All UGWES towers shall be set back a distance of at least 1.5 times the UGWES



combined tower height and highest point of the turbine blades from any public right of way. The distance for the indicated setback shall be measured from the edge of the public right of way to the center of the UGWES tower foundation.

All UGWES towers shall be set back a distance of at least 1.5 times the combined tower height and highest point of the turbine blades from any adjacent property line.

Signage: A sign of no less than four square feet must be displayed in a easily noticed area from a public road indicating an address for the site, the owner/company name and toll-free telephone number, answered by a person twenty-four hours per day, seven days per week, for emergency calls. No UGWES tower or any part thereof, no fence surrounding the UGWES site, or any building or structure located upon the UGWES site may include or display any advertising sign, banner, insignia, graphics, or lettering.

Local Fire Department: The applicant, owner or operator shall submit to the local fire department a copy of the site plan. Upon request of the local fire department, the owner or operator shall cooperate with the fire department to develop an emergency response plan. Training shall be provided along with the necessary supplies needed for such a response.

Noise Levels: Noise levels from each UGWES tower of UGWES project shall follow the standards as set forth in Article 4, Paragraph 6 of the Monroe Township Zoning Resolution.

Wind Access Buffer: A wind access buffer of a minimum of nine hundred (900) feet must be observed to protect the wind rights of landowners adjacent to, but not participating in, the permitted project.

Birds: A qualified professional such as an ornithologist or wildlife biologist, shall conduct an avian habitat study, as part of the siting approval application process, to determine if the installation of the UGWES project will have a substantial adverse impact on birds.

Shadow Flicker: Site plan and other documents and drawings shall show mitigation measures to minimize potential impacts from shadow flicker. Shadow flicker shall not exceed 30 hours per year.

Liability Insurance: The owner or operator of each UGWES tower shall maintain a current general liability policy covering bodily injury and property damage with limits of at least three million dollars per occurrence.

Road Use Maintenance Agreement: Prior to the start of construction, the applicant or owner/operator shall enter into a Road Use Maintenance Agreement (RUMA) with the Clermont County Board of Commissioners and the Monroe Township Board of Trustees to assure repairs to public roads which may be damaged by the construction of the UGWES project.

Engineering Certification: The manufacturer's engineer or another qualified engineer shall certify that the foundation and design of the Wind Turbine Towers is within

accepted professional standards, given local soil and climate conditions.

Compliance with Other Standards: All power and communication lines running between UGWES towers, any adjacent structures, and to electric substations or interconnections with buildings shall be buried underground. Exemptions may be granted by the Monroe Township Board of Zoning Appeals in instances where shallow bedrock, water courses, or other elements of the natural landscape interferes with the ability to bury lines.

Schedule of Fees, Charges and Expenses: Any UGWES project shall abide by all applicable fees, charges and expenses as stated in the Monroe Township Fee Schedule.

## **REGULATIONS – SOLAR ENERGY**

Solar Panels, either free-standing or roof mounted, shall be conditional in all districts with zoning requirements related to visual appearance and appropriate safeguards.

Site Approval Application: In all districts, the applicant shall submit to the Zoning Inspector, along with a zoning permit application, the following information:  
Maps, plans and/or detailed sketches showing the proposed location of the proposed solar panels.  
Measurements of setbacks from all property lines and the public-right-of- way.  
Distances from structures on all adjacent properties.

In the Residential or Business Districts all solar panels exceeding two square feet in area are prohibited in any front yard, on any face of a primary building or structure facing a street unless integrated with the ordinary construction of said building or structure, or in view of any adjacent street, except roof-mounted solar panels as set forth below.

Glare – Solar panels shall be placed or arranged in a manner so as not to reflect unreasonable glare onto adjacent buildings, properties, or roadways as per the Environmental Performance Standards in Article 4, Paragraph 6 of this Resolution.

Ground mounted solar panels shall:

Be considered an accessory use.

Be located in the side or rear yards only and adhere to accessory use setback requirements.

Zoning approval for ground mounted solar energy equipment which do not meet established setback requirements for accessory use structures may only be approved by the Monroe Township Board of Zoning Appeals as a Variance.

Not be installed without a valid permit from Monroe Township and the Clermont County Building Department.

Roof mounted solar panels shall:

Solar panels installed on a building or structure with a sloped roof surface shall not project vertically above the peak of the roof to which it is attached, or project more than five (5) feet above a flat roof installation.

In the Residential and Business Districts roof mounted solar panels shall be located on a rear or side facing roof, as viewed from any adjacent street, unless such installation is proven to be ineffective or impossible. The removal of potential obstructions such as interceding vegetation shall not be sufficient cause for permitting a front facing installation.

Roof mounted solar panels shall be located so as to not increase the total height of the structure above the maximum allowable height of the structure on which it is located, in accordance with the applicable zoning regulations.

Not be installed without a valid permit from Monroe Township and the Clermont County Building Department.

## **REGULATIONS – UTILITY GRID SOLAR ENERGY SYSTEMS**

A Utility Grid Solar Energy System (UGSES) is designed and built to commercially provide electricity to the electric utility grid. A UGSES shall only be permitted in the Agricultural and Industrial Districts.

Site Approval Application: The applicant must apply as defined in Article 3, Section 4 of this Resolution to the Zoning Inspector for review and approval by the Monroe Township Zoning Commission and shall include the following additional information:

Evidence the applicant is the owner of the property involved or has written permission of the owner to make such application.

Fencing shall be a continuous barrier extending from the surface of the ground to a uniform height of 8 feet, constructed of steel, or other metal, or any substance of a similar nature and strength. Any fencing and/or screening installed in connection with the Solar Facility shall be harmonious and compatible with the surrounding properties and uses. Fencing shall be always maintained in good repair and in an aesthetic manner as per Article 9, Paragraph 6.

Proposed safety fencing to prevent trespassing. Knox boxes and keys shall be provided at locked gated entrances for emergency personnel access.

Glare – Solar panels shall be placed or arranged in a manner so as not to reflect unreasonable glare onto adjacent buildings, properties, or roadways as per the Environmental Performance Standards in Article 4, Paragraph 6 of this Resolution.

Damage to field drain tiles will be repaired by the Solar Company at their cost.

Manufacturer's specifications and recommended installation methods for all major equipment, including solar panels, mounting systems, and foundations for poles or racks.

The number of panels to be installed.

A description of the method of connecting the array to a building or substation.

Utility interconnection data and a copy of written notification to the utility of the proposed connection.

If the solar energy facility consists of batteries or the storage of batteries, adequate design and operations must be implemented to ensure that all local, state, and federal requirements regulating outdoor battery storage have been met.

Specific information of the type, size, height, rated power output of each proposed unit, performance, safety, and glare characteristics of each solar unit and accompanying equipment, if any.

A soil boring report.

Noise – The noise from a solar farm shall not exceed the maximum permitted sound levels at the receiving property line as per the Environmental Performance Standards in Article 4, Paragraph 6 of this Resolution.

Any additional information as normally required by this Article or the Monroe Township Zoning Resolution.

Prior to receiving site plan approval under this Resolution, the applicant, owner, and/or operator shall formulate a Decommissioning Plan to ensure that the UGSES and all facilities in the project are properly decommissioned after their useful life. Decommissioning of solar panels must occur in the event they are not in use for twelve (12) consecutive months. The plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation and a plan ensuring financial resources will be available to fully decommission the site. Disposal of structures and/or foundations shall meet the provisions of the Clermont County Building Department and the requirements of the Ohio Environmental Protection Agency for solid waste disposal. A valid demolition permit from the Clermont County Building Department shall also be required before removal of any panels or structures. The Monroe Township Board of Zoning Appeals may require the posting of a surety bond, letter of credit or the establishment of an escrow account to ensure proper decommissioning.

Signage: A sign of no less than four square feet must be displayed in an easily noticed

area from a public road indicating an address for the site, the owner/company name and toll-free telephone number, answered by a person twenty-four hours per day, seven days per week, for emergency calls. No UGSES panel or any part thereof, no fence surrounding the UGSES site, or any building or structure located upon the UGSES site may include or display any advertising sign, banner, insignia, graphics, or lettering.

Local Fire Department: The applicant, owner or operator shall submit to the local fire department a copy of the site plan. Upon request of the local fire department, the owner or operator shall cooperate with the fire department to develop an emergency response plan.

Climb Protection: All UGSES platforms must be unclimbable by design or protected by anti-climbing devices.

Liability Insurance: The owner or operator of each UGSES facility shall maintain a current general liability policy covering bodily injury and property damage with limits of at least three million dollars per occurrence.

Schedule of Fees, Charges and Expenses: Any UGSES project shall abide by all applicable fees, charges and expenses as stated in the Monroe Township Fee Schedule.

Road Use Maintenance Agreement: Prior to the start of construction, applicant or owner/operator shall enter into a Road Use Maintenance Agreement (RUMA) with the Clermont County Board of Commissioners, and the Monroe Township Board of Trustees to assure repairs to public roads which may be damaged by the construction of the UGSES project.

Engineering Certification: The manufacturer's engineer or another qualified engineer shall certify that the foundation and design of the solar panels is within accepted professional standards, given local soil and climate conditions.

Compliance with Other Standards: All power and communication lines running between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground. Exemptions may be granted by the Monroe Township Board of Zoning Appeals in instances where shallow bedrock, water courses, or other elements of the natural landscape interferes with the ability to bury lines.

## **DEFINITIONS**

For the purposes of this Article, certain terms and words are defined as follows:

Abandonment – To give up, discontinue, or withdraw from. Any Solar Energy System or Wind Energy Conversion System that ceases to produce energy on a continuous basis for twelve (12) months will be considered abandoned.

Access Roads – Road which provides construction and service access to each Solar Energy System or Wind Energy Conversion System.

Adverse Visual Impact – An unwelcome visual intrusion that diminishes the visual quality of an existing landscape.

Adjoining Lot Line – The property boundary lines between the real property for the proposed siting of a wind turbine generator or anemometer tower and real property owned by another person, persons, or entity.

Anemometer – The instrument for measuring and recording the speed of wind.

Anemometer Tower A free-standing or guyed structure, including all accessory facilities on which an anemometer is mounted for the purposes of documenting whether a site has wind resources sufficient for the operation of a wind turbine generator. May also be referred to as a meteorological tower.

Decibel – A logarithmic unit of measurement that expresses the magnitude of sound pressure and sound intensity.

Db(A) – The sound pressure level in decibels. Refers to the “a” weighted scale defined by the American National Standards Institute (ANSI). A method for weighting the frequency spectrum to mimic the human ear.

Hub Height – The distance measured from ground level to the center of a wind turbine hub.

Electrical Collection System – Consists of underground and overhead cables that carry electricity from and within groups of wind turbines and transmits it to a collection substation and point of interconnection switchyard, which transfers the electricity generated by the project to the regional power grid.

Electromagnetic Fields (EMF) – A combination of invisible electric and magnetic fields of force. They can occur both naturally or due to human constructions.

Electromagnetic Radiation (EMR) – A wavelike pattern of electric and magnetic energy moving together through space.

Nacelle – The structure on a Wind Turbine tower that houses all the generator components including, but limited to, the gearbox and the drive train. Megawatt – A unit used to measure power, equal to one million watts.

SCADA Tower – A freestanding tower containing instrumentation that is designed to provide present moment wind data for use by the supervisory control and data acquisition (SCADA) system.

Sensitive Environmental Areas – Any areas determined by the Ohio Department of Natural Resources that consist of unique or sensitive ecological, biological, or related ecosystems.

Shadow Flicker – The effect caused by the sun’s casting shadows from moving wind

turbine blades.

Solar Energy System - A system and associated facilities that collect solar energy. The following are terms associated with a Solar Energy System.

Ground Mounted Solar Energy System - A solar energy system that mounts a solar panel or panels and facilities on or above the ground.

Integrated Solar Energy System - A solar energy system that is incorporated into or replaces standard building materials and does not have mounting equipment. For example, these systems may include materials that replace traditional roofing, shingle, or siding materials, glycol systems, awnings, canopies, skylights, or windows.

Large Solar Facility - A solar energy system and/or installation of electric generating plants that consist of solar panels and associated facilities designed for operation at a capacity of fifty (50) megawatts or more. Large Solar Facilities are required to submit an application with the Ohio Power Siting Board (OPSB) the Public Utilities Commission of Ohio (PUCO), are required to meet OPSB regulations, and per Ohio Revised Code are not regulated by township zoning regulations.

Rooftop Solar Energy System - A solar energy system that is mounted to a structure or building's roof on racks.

Small Solar Facility - A solar energy system and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than fifty (50) megawatts.

Solar Energy - Radiant energy (direct, diffused, or reflected) received from the sun that can be collected and converted into thermal or electrical energy.

Solar Panel - A single photovoltaic panel or a group of photovoltaic panels that convert solar energy to electricity.

Utility Grid Solar Energy System – an energy generation facility or area of land principally used to convert solar energy to electricity for resale at a profit.

Utility Grid Wind Energy System - an energy generation facility primarily consisting of Wind Turbines principally used to convert wind energy to electricity for resale at a profit.

Wetlands – Lands on which water covers the soil or is present either at or near the surface of the soil or within the root zone, all year or for varying periods of time during the year, including during the growing season.

Wind Access Buffer – The distance from adjacent landowners' properties to the nearest wind turbine generator. In a Utility Grid Wind Energy System, this term also applies to the distance between any two or more wind turbine generators.

Wind Energy Conversion Systems - Wind Turbines and associated facilities for

generating electric power from wind with a interconnection to the common electrical grid, or an on-site single building, or a series of buildings.

Wind Turbine – Consists of three major mechanical components: tower, nacelle, and rotor



# Attachment B

**MONROE TOWNSHIP ZONING COMMISSION MEETING  
ZONING RESOLUTION ARTICLE 18 TEXT AMENDMENTS WORKING SESSION  
TUESDAY OCTOBER 17, 2023  
6:30 PM**

Meeting called to order by Mr. Ison at 6:30 p. m.

Roll Call: Mr. Cartwright Absent, Mr. Durham Absent, Mr. Roberts Yes, Mr. Wuest Yes,

Mr. Wright Yes, Mr. Ison Yes

Guests Present: None

Pledge of Allegiance:

Zoning Commission Business:

Zoning Inspector Mike Boots

Mr. Boots is requesting the Zoning Commission for final review and approval of the Monroe Township

Zoning Resolution Article 18 text amendments.

Zoning Commission reviewed the text amendments as presented.

Mr. Boots is requesting a motion to approve the zoning resolution text amendments.

Motion #05-2023 was made by Mr. Wuest to approve the zoning resolution text amendments as

presented. Mr. Wright 2<sup>nd</sup> the motion.

Vote: Mr. Ison Yes, Mr. Cartwright \_\_\_\_\_, Mr. Durham \_\_\_\_\_, Mr. Roberts Yes, Mr. Wuest Yes, Mr.

Wright Yes

Discussion:

- Need to set a date and time for a public hearing to discuss the proposed amendments to the Monroe Township Zoning Resolution.
  - send out a notice stating such and that the proposed text amendments will be available for public examination for a period of 10 days prior to the public hearing.
  - Determine times for appointments when the public examination of the proposed amendments can take place prior to the public hearing.

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- Public hearing to be held at the Monroe Township Fire Station #32 located at 2828 State Route 222.
- The next steps will be to send Article 18 to the publisher, once complete, sent the updated zoning resolution to the Clermont County Planning Commission for their review, then schedule a public meeting on the same day as the Trustee's monthly meeting. Notice will be placed in the Clermont Sun prior to the meeting with dates/times for public review.
- Open discussion

Motion# 06-2023 was made by Mr. Wuest to adjourn the meeting. Mr. Roberts 2<sup>nd</sup> the motion.

Vote: Mr. Cartwright \_\_\_\_\_, Mr. Durham \_\_\_\_\_, Mr. Roberts Yes, Mr. Wuest Yes,

Mr. Wright Yes, Mr. Ison Yes

Meeting was adjourned at 6:55 p. m.