



GERMAN TOWNSHIP BOARD OF TRUSTEES MINUTES OF THE SPECIAL MEETING HELD ON JUNE 29, 2023

The meeting was held at the German Township Hall located at 12102 St. Rt. 725 West, Germantown, OH 45327 and virtually using WebEx.

The meeting was called to order by Board President Mark Cross at 7:00 pm. In attendance were:

President Mark Cross	Vice-President Jacob Stubbs	Trustee Lou Potter
Fiscal Officer Mark Heistand		WebEx Admin. Scott Hamilton

IN-PERSON ATTENDEES:

Name	Address	Name	Address
Kurt Jacoby	12955 Harris Road	Jack L. Warner	7785 Farm-WC Road
Ted Eby	7826 Farm-WC Road	Dave Becker	4535 Weaver Road
Joyce Kesling	5260 Weaver Road	Randall & Marie Klotz	13261 Oxford Road
Mike McLaughlin	6025 Germantown Pk	Dale + Valerie Fornshell	8563 Lower Mbsg Road
Tricia Taylor	10165 Eby Road	Dan King	5585 Weaver Road
D. R. Coffman	12201 Farm-WC Road	Wally Stiver	6359 Little Twin Road
Jon Reamy	8871 Lower Mbsg Road	James Rowland	10021 Carlisle Pike
Jerry Frame	11821 Sigal Road	Eric & Katy Foss	12080 Sigal Road
Heather Poole	7750 Browns Run Road	Jason Michael	12425 Manning Road
Ken Akers	5487 Weaver Road	Rebecca Lee	10750 Mudlick Road
Michael Moyer	117 Ashbrook, F'ville	Greg Griffin	6100 Diamond Mill Rd
Meghan Lucas	5262 Gtown-Liberty Rd		

ONLINE ATTENDEES:

Name	Name	Name	Name
KC	Marc	Kyle B	L

The Germantown Press was notified of the Special Meeting on 6/26/23 at 2:30 pm.

Dr. Cross led the group in the Pledge of Allegiance.

The announced purpose of the Special Meeting was:

- To discuss a Resolution to enact a moratorium on all small solar facilities in German Township.

Dr. Cross welcomed those in attendance and explained the purpose of the meeting. He also explained the process that would be followed during the meeting.

PRESENTATION:

- Dr. Cross gave a presentation discussing solar facilities in Ohio. He noted that solar facilities are grouped into two broad categories: (1) large scale – 50 MW or larger; and (2) small scale – less than 50 MW. He noted that it takes six to seven acres of solar panels to produce 1 MW.
 - Large scale projects are regulated by the Ohio Power Siting Board. Under Senate Bill 52, effective 10/11/21, county commissions were given authority to: (1) designate “restricted areas” where large solar and wind facilities cannot locate; and (2) prohibit construction or limit scope of specific projects outside of the restricted areas.
 - Under House Bill 501, effective 4/6/23, townships are allowed to regulate small scale projects. These projects only require an approval by township Zoning Departments.
- He listed the questions that the Trustees would address at the meeting:
 - Should the Trustees pass a six-month moratorium on small scale solar facilities, except for single family home structures, while the Zoning Commission crafts regulations?
 - During the moratorium period, do Township landowners want the Trustees to craft a permanent moratorium on small scale facilities, except for single family structures?
 - Do Township landowners want the Trustees to request that the County Commissioners designate German Township a “restricted area” where large solar facilities cannot locate?
- He read a potential Resolution to enact a six-month moratorium on Small Scale solar facilities.

PUBLIC COMMENTS:

- Dr. Cross requested that Mr. Heistand read a prepared statement dated 6/26/23 by **Chad M. Gilbert, 5415 S. Diamond Mill Road**. Mr. Gilbert is a resident of Jackson Township, but owns land within German Township.
- **Rebecca Lee, 10750 Mudlick Road**: Ms. Lee asked how large a residential solar facility could be before it is viewed as a small scale facility. Dr. Cross responded by explaining the difference between residential and small scale facilities. He noted that the power generated by small scale facilities is shipped offsite. Power generated by residential solar facilities is primarily used on site.
- **James Rowland, 10021 Carlisle Pike**: Mr. Rowland stated that he wants to add solar panels at his residence. He noted that the electricity he would generate during daylight hours would be sent offsite to be used by him at night. He didn’t want a moratorium to preclude him from installing his residential solar panels. Dr. Cross assured him that he would still be able to add panels at his house even with a small scale moratorium. Dr. Cross noted the he has solar panels at his house.
- **Mike McLaughlin, 6025 Germantown Pike**: Mr. McLaughlin, a Jefferson Township trustee, asked if Dr. Cross had a backup system for his solar panels. Dr. Cross responded that he didn’t have a system, having judged it too expensive. Mr. McLaughlin asked Dr. Cross’s opinion as to whether the County Commissioners would agree to declare German Township a restricted area for large scale solar projects. Dr. Cross stated that he didn’t know how the Commissioners would respond. Mr. McLaughlin asked how townships can regulate solar facilities. Dr. Cross responded that townships can regulate small scale facilities under 50 MW.
- **Dan King, 5585 Weaver Road**: Mr. King, a resident of Jefferson Township, discussed a planned 12 MW small scale solar facility at the northwest corner of Manning and Weaver Roads. Mr. McLaughlin stated a zoning application had not been submitted to Jefferson Township for the project. Mr. King stated he was in support of the Trustees enacting a six-month moratorium.
- **Joyce Kesling, 5260 Weaver Road**: Ms. Kesling, a resident of Jefferson Township, stated that owners are being offered \$1200-\$1500 per acre annual rent to construct solar facilities on farms.

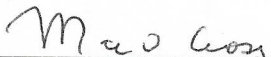
- **Jack Warner, 7785 Farmersville-West Carrollton Road:** Mr. Warner, a Jefferson Township resident, suggested that solar companies might try to combine land from several farms to construct large scale solar facilities. He thought that might be a possibility.
- **Randall Klotz, 13261 Oxford Road:** Mr. Klotz agreed with Mr. Gilbert's written statement that was read earlier in the meeting. He supported a moratorium resolution and also supported the Trustees requesting that the County Commissioners declare the Township a restricted area for large scale solar projects.
- **Greg Griffin, 6100 Diamond Mill Road:** Mr. Griffin thanked the Trustees for considering this issue. He noted that he was purchasing signs to show opposition to commercial solar facilities that he would make available for those who want to display them.
- **Ted Eby, 7826 Farmersville-West Carrollton Road:** Mr. Eby, a resident of Jefferson Township, stated that the Trustees should also consider enacting controls over wind farms.
- Taking a straw poll, Dr. Cross asked those in attendance if they were for or against commercial solar facilities. Most in attendance were against the facilities.

BOARD ACTION:

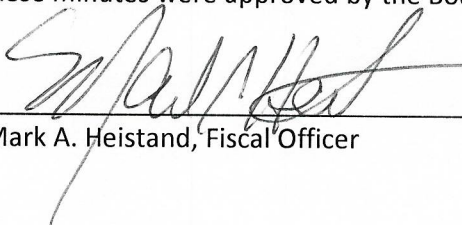
- Dr. Cross introduced **RESOLUTION 2023-30**, seconded by Mr. Potter: **A RESOLUTION TO ENACT A MORATORIUM ON SMALL SOLAR FACILITIES IN GERMAN TOWNSHIP, MONTGOMERY COUNTY, OHIO.** Earlier in the meeting, Dr. Cross had read the Resolution in its entirety. The roll was taken and the adoption vote was as follows: Dr. Cross-Yes; Mr. Stubbs-Yes; Mr. Potter-Yes. **RESOLUTION 2023-30 WAS ADOPTED.**
 - Dr. Cross stated that the Resolution was based on a similar resolution adopted by Miami Township in Greene County. He noted that adopting the Resolution would allow the Township time to decide what controls were needed for small solar facilities. The Zoning Commission will meet on 7/5/23 to begin working on small solar facility regulations.

MEETING ADJOURNED:

- With no further business, Dr. Cross made a MOTION, seconded by Mr. Potter, to adjourn. The MOTION WAS APPROVED by a unanimous voice vote. The Meeting adjourned at 7:46 pm.

Signed: 
Mark Cross, President, Board of Trustees

Attest: These minutes were approved by the Board of Trustees at the July 10, 2023 meeting.

Signed: 
Mark A. Heistand, Fiscal Officer