

Board of Trumbull Township Trustees Minutes of Special Meeting November 8, 2023

Chairman Larry Morse called the special meeting of the Board to order at 8:00 p.m. Trustees Larry Morse, Mark Reed, John McMahan and Fiscal Officer Marie Rohrbaugh were also present. The Pledge of Allegiance was recited.

The purpose of the special meeting was for the Board to accept public comments regarding, and for the Board to discuss, the Zoning Commission's proposed amendments to the Trumbull Township Zoning Resolution and written comments and recommendations received from the Ashtabula County Planning Commission.

The Board determined that the required public notice of the special meeting was timely published in the Ashtabula Star Beacon on October 26, 2023, as confirmed by the Township Fiscal Officer.

The Trustee Reed read aloud all of the proposed amendments provided by the Zoning Commission at the October 18, 2023 regular trustee meeting, then returned to read aloud, review and discuss each of the proposed changes. After review and discussion, the Board voted unanimously to the proposed deletion of regulation #574 Dwellings as Accessory Uses, deletion of regulation #575 Accessory Elderly Dwelling Unit, changes to the definition of Fence and Fence, Barrier, changes to definition of Manufactured Home, changes to the definition of Setback Line, and changes to Table Column Headings from "Principal" to Accessory in the 8th column for all districts.

The Board discussed the addition of the proposed definition of Driveway regarding "at least 10 feet wide" as not wide enough for fire trucks, the Board then voted unanimously to approve the proposed definition as proposed.

The Board then discussed the changes to the Definition of Structure regarding the words "Among other things," , with comments from Zoning Commission member Loya, Trustee Reed suggested replacing the wording "Among other things," with "As an Example,". The Board then unanimously voted to replace the wording to "As an example".

The Board then discussed the changes to the Definition of Swimming Pool regarding line numbers 5 and 6. Trustee Reed opinioned the removal of both line #5 and line #6. Chairman Morse and Trustee McMahan agreed to accept both line #5 and #6. The Board then voted to the following proposed definition Trustee Reed – Nay, Chairman Morse – Aye, Trustee McMahan – Aye, with a majority vote the changes to the Definition of Swimming Pool as proposed by the Zoning Commission are approved.

Then Trustee Reed read aloud the proposed language for Article 16 Small Box Discount Stores. Discussion followed with comments from the Zoning Commission members stating a lot of research was done, looking at other townships, makes township area more depressed, lower property values, give township bad reputation, look like Mentor. Trustee Reed referenced the ACPC handout regarding needing a definition, how to regulate, issuance with permits, consider

as a conditional use permit, opinioned investigate issues further, who are we to say what they can sell. Chairman Morse stated need to look to the future, with limited commercial properties, can't have any more to create health concerns. Trustee McMahan stated it's a good start, wants it to be more stringent, prefer 5-mile radius rather than 3 miles. Zoning Inspector Niewiadomski stated keep township rural, not highly populated, limited commercial property, not totally against issue.

The Board then voted as follows Trustee Reed – Nay, Chairman Morse – Aye, Trustee McMahan – Aye, with a majority vote the proposed language for Article 16 Small Box Discount Stores are approved as proposed.

Trustee Reed then read aloud the proposed language for Article 17 Small Solar Energy Systems (Less than 50 MW). Discussion followed with comments from the Zoning Commission members stating Sarah attended APA's program on all solar systems, researched state ORC's, state has final say, first township in Ashtabula County to address issue, 50 MW not a farm size of a house roof top, enforcement issue. Zoning Administrator Niewiadomski stated a lot of zoning requirements, Barrett road has solar can't have if not in zoning text, need checks and balances for conditional use, recommend have enormous zoning fee.

Chairman Morse stated weather conditions may not work here, can sell electric back, on roof tops only against definition #4 Small Solar Facility. Trustee Reed stated okay with 50 MW on top of house roof, referenced the ACPC handout regarding needing a definition, which zones permitted anywhere or with conditional use permit, same setbacks, not in the text can't do, okay with definitions #2 and #3 against #4, okay with B) Permitted uses, against C) General Requirements numbers 2), 3), 4), 5), 6), 7), 8), 9), and 10) and against all of D) Certificate of Zoning Compliance. Trustee McMahan stated language was well written a lot of work done by Zoning Commission, good idea to charge a fee, prefer 10 acre lots, okay with all proposed language.

The Board then voted as follows Trustee Reed – Aye, Chairman Morse – Aye, Trustee McMahan – Nay, with a majority vote the proposed language for Article 17 Small Solar Energy Systems (Less than 50MW) section A) Definitions, B) Permitted Uses, and C) General Requirements 1) Integrated or Rooftop Solar Energy Systems are approved. All other proposed amendments for Article 17 Small Solar Energy Systems C) General Requirements numbers 2 thru 10 and D) Certificate of Zoning Compliance are hereby rejected in total.

Trustee Reed moved to adjourn the special meeting, seconded by, Chairman Morse 3 ayes, motion carried.

 11-15-23
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