

On November 21, 2016 the Newbury Township Zoning Commission (ZC) held their public hearing for Amendment 2016-1 regarding alternate energy solar panels at the Newbury Town Hall.

Jerry Hudak chairman, called the meeting to order at 7:00 p.m. with, Mike Nelson, Ed DeIuliis, Steve Boughner, Margaret Avalon and Jessica Rivera present.

Jerry Hudak acknowledged Candice Brothers as a representative of Yellow Lite, a solar installer.

He asked the board to consider the Planning Commission’s review and recommendations and confirmed these were photo-voltaic systems.

Candice Brothers explained grid buy-back: if the solar system produces more than consumed, the electric utility will reimburse ½ of the overage at the wholesale rate. Mike Nelson said this was a protection against large quantity commercial usage. 125% overage of residential use was considered adequate in Ohio.

Candice Brothers said that solar farms for commercial use came under wholesale producer regulations.

Mike Nelson questioned whether 125% usage overage was enforceable – he recommended eliminating that phase entirely.

Jerry Hudak asked the board to add A/P (Active Park) to XXIV approved districts – the board agreed unanimously. The 45 feet maximum height was explained as 10 feet above the 35 feet allowed for a free standing solar array on flat roof buildings.

The provision for Sec. 24.02 “discontinuance” would wait upon the prosecutor’s opinion.

Mr. Hudak asked for audience discussion: comments included “wind has more energy up higher and objecting to the 50 ft. limit”.

Candice Brothers explained that solar was ideal, both east and west directions were possible and the cost of a tracking system evaluated vs. the 30% improved output.

Jerry Hudak called for a motion to approve the 2016-1 amendment with the recommended modifications: Mike Nelson moved and Steve Boughner seconded the motion with the vote as follow:.

Steve Boughner	yes
Margaret Avalon	yes
Mike Nelson	yes
Ed DeIuliis	yes
Jerry Hudak	yes

Mike Nelson moved and Ed DeIuliis seconded the motion to approve the October 24, 2016 minutes – the motion passed by unanimous vote.

Jerry Hudak said the next regularly scheduled ZC meeting would be held on January 25, 2017 at 7:00 p.m. at the Town Hall.

Jessica Riviera moved to adjourn the meeting, Mike Nelson seconded the motion that passed by unanimous vote at 8:00 p.m.

Signatures of the Zoning Commission:

Jerry Hudak, Chairperson

Mike Nelson, V. Chair

Margaret Avalon, 1st alt.

Steve Boughner

Ed DeIuliis

Jessica Rivera

Attest: Marge Hrabak, Sec’y,

Date: