

ZONING COMMISSION
June 10, 2021
Public Hearing – 6:00 P.M.

Approved: 7/8/2021

Case ZC-21-02 – Amending Article 7, Section 701-D(17)(A) Solar Panels and Article 12, Section 1204-D(1)(B) Design Standards for Off-Street Parking

Mr. Chairman called the meeting to order; roll call was taken and the pledge of allegiance conducted.

Members present: Chairman Richard Bradner, Vice Chair Maryellen Burnham, Joy Kosiewicz, Scott Meyer, Emily Hete, Jim Hower, Jeremy Rowan, Legal Counsel Bob Konstand, Zoning and Planning Director Bill Funk was there was and Zoning Secretary Nanci Noonan.

Zoning Secretary certified that public notice was published in the West Side Leader, Thursday, May 27, 2021 and read the notice into the record.

Mr. Bill Funk presented to the proposed amendments to the Commission:

Article 7, Section 701-D(17)(A) Solar Panels - Change Table 701-1 Solar Panels – Freestanding Panels to require a Zoning Certificate and increase permitted area of freestanding solar panels from 50 square feet to 350 square feet.

Proposed language: (A) Freestanding solar panels shall require approval as a conditional use and shall be limited to a maximum height of 10 feet. Such freestanding solar panels shall be located in the rear yard where they shall be set back a minimum of 50 feet and shall not exceed 350 square feet in size.

Article 12, Section 1204-D(1)(B) Design Standards for Off-Street Parking - Increase minimum driveway or parking surface setback from one foot to five feet.

Proposed language: (B) Parking spaces in the R-1, R-2, and R-3 districts may be located in a required front or side yard provided it is on a paved driveway or other parking surface. The driveway or parking surface shall be set back a minimum of five feet from all lot lines and shall not occupy more than 30 percent of the required front yard area.

Mr. Funk informed the Commission that the Summit County Planning Commission reviewed the proposed amendments on May 27, 2021 and approved them, with due consideration to staff and planning Commission comments. The main comment was on the solar panel language as there was confusion as to what was not to exceed the 350 square feet. The question was, is the 350 square feet on an individual solar panel itself or is it on the solar panel array; Mr. Funk stated we have always looked at the whole array as to what we were regulating.

Discussion ensued on the proper way to word the amendment to avoid confusion. It was decided to add a sentence stating one freestanding solar panel array is permitted per parcel. Revised language was agreed upon as follows:

Revised proposed language: (A) Freestanding solar panel array shall require approval as a conditional use and shall be limited to a maximum height of 10 feet. Such freestanding solar panel array shall be located in the rear yard where it shall be set back a minimum of 50 feet from property lines and shall not exceed 350 square feet in size. Freestanding solar panel array shall be limited to one per parcel.

It was also noted that Table 701-1, on page 76 of the Zoning Resolution, needs updated to reflect that Freestanding Solar Panels require a zoning certificate.

Motion to approve the two proposed modifications as requested, by Mrs. Burnham; seconded by Mrs. Hete.

Roll Call: Mrs. Kosiewicz, Mr. Meyer, Mrs. Burnham, and Mrs. Hete. Vote: 4 – 0 motion approved.

Mr. Chairman closed the hearing.

Mr. Funk provided an update on Landings Restaurant, Pint and Pie Works, 1070 Ghent Road multi-use building, the Holiday Inn, the Ghent Road Corridor Committee and the University Hospital property.

Meeting adjourned.

Next meeting will be on July 8, 2021, at 6:00 p.m. in person! 😊