

**SUGARCREEK TOWNSHIP
BOARD OF ZONING COMMISSION
THURSDAY, JULY 28th, 2022**

This regular meeting of the Sugarcreek Township Board of Zoning Appeals was held on Thursday, July 28th, 2022, at 7:00 p.m.

Mr. Froehlich called the meeting to order.

Everyone in attendance stood for the Pledge of Allegiance.

Ms. Moore asked Mrs. Tilford to take roll. Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease - Present
Mrs. Moore - Absent
Mr. Haibach - Present
Mrs. Staten - Absent
Mr. Froehlich - Present
Dr. Morris - Absent

Mr. Froelich swore in all those present wishing to provide testimony at the meeting.

Mr. Froelich noted that there is one case on the agenda tonight is BZA07-2022.

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA07-2022. Applicant, John Shonle is requesting a Variance from Section 4.14 B.4. and 6. And 4.14 E. 9. B. of the Sugarcreek Township Zoning Resolution to allow for the construction of a ground mounted solar array on a currently vacant parcel. The subject property is McBee Road (located directly adjacent to 966 McBee Road), parcel L32000200150006900, contains 1.0 acre, is owned by John Stuart Shonle Trustee, and located in the R-1A (Suburban Residential-Low) District. To take advantage of the sun conditions the solar array would be approximately 10.75 feet from the property line. Due to sun conditions the only possible location for the solar array is the location proposed. Mrs. Tilford adds she spoke with one of the neighbors who when found out the location was going to be tucked back in the property and not visible, was in favor of the Variance being granted. Some discussion followed looking at the property and dimensions of the solar array.

Mr. Froelich asked if anyone was in attendance to speak on behalf of the applicant.

John Shonle, 966 McBee Road, being duly sworn stated he was interested in getting solar panels for the house. At first, they were going to install it on the roof and then examined it and said it wouldn't be possible due to large trees to the left of the home. The only other possible location is the adjoining property. Mr. Shonle stated no one knows they are back there. The applicant does not have exact measurements of the array size. Ms. Tilford stated it is usually 6x8 and no bigger than a small shed. Mr. Shonle stated the installation company told him they standardly mount the array low to the ground but can make it even lower if necessary. Some discussion followed on

different locations and the need for a Variance, but ultimately Mrs. Tilford stated any still in a separate lot would require a Variance.

Jennifer Shonle, 966 McBee Road, being duly sworn stated when they met with the installer, they walked around the property and due to many trees and bushes, this corner of the lot is where they would have the most sun for the most time.

A neighbor who did not state his name, stated he lives next to the applicant, and he feels no one would be able to see the solar array due to the small size and location, so he is in favor of granting a Variance.

Mr. Froelich asked if anyone wished to speak in opposition of the applicant. Hearing none, Mr. Froelich asked if anyone wished to speak neutrally on the application. Hearing none, Mr. Froelich made a motion to close the public portion of the meeting. Mrs. Vantrease seconded.

Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease - Yes
Mr. Haibach - Yes
Mr. Froehlich -Yes

Mr. Froelich stated he feels this is pretty simple and straight forward. The lot structure does not help provide any other location for the solar array. It is not visible from the road. He added there are other solar arrays within the township which are not an eye sore.

Mr. Froehlich made a motion to approve the variance as requested by the applicant. Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease - Yes
Mr. Haibach - Yes
Mr. Froehlich -Yes

Mr. Froehlich made a motion to approve the minutes from April 28, 2022, as written, Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease - Yes
Mr. Haibach - Yes
Mr. Froehlich -Yes

Mr. Froehlich made a motion to approve the minutes from May 26, 2022, as written, Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease - Yes
Mr. Haibach - Yes
Mr. Froehlich -Yes

Mr. Froehlich made a motion to approve the minutes from June 23, 2022, as written, Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease - Yes

Mr. Haibach - Yes

Mr. Froehlich -Yes

Mr. Froehlich made a motion to adjourn, which was seconded by Mrs. Vantrease. Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease - Yes

Mr. Haibach - Yes

Mr. Froehlich -Yes