***PERRY TOWNSHIP ZONING COMMISSION BOARD MEETING***

***3025 JOHNSVILLE-BROOKVILLE, MONTGOMERY COUNTY OHIO 45309***

***Zoning Commission Board Minutes***

***held on the 17th of July 2025***

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Meeting was called to order by Doug Crowe at 7:12pm

Meeting was late due to technical difficulty with recorder

The Pledge of Allegiance was recited.

Roll was called. Present: Doug Crowe, Albert Acker. Cheri Simon, Fred Garber

Absent: John Yancik, Jeffery Keith

Visitors present: Deb Brumback, Hayden Dale, Joan VanZant

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**Doug Crowe**: The minutes from the last meeting on the 19 of June 2025 were NOT distributed in advance. A copy is here (each member has a copy).

**Al Acker:** Do you want me to read the minutes

**Doug Crowe:** No, each member can read them. (After waiting)

**Doug Crowe:** If there are no questions or comments, we need a motion to approve.

**Cheri Simon:** Where the statement says Al Acker, the second issue is coverage, what is “ab”.

**Al Acker:** This is a typo should read “an”

**Cheri Simon:** Made the Motion to Approve

**Doug Crowe**: Seconded

**Vote: to approve with correction**

Doug Crowe: Yes Cheri Simon: Yes Fred Garber – Yes

**Doug Crowe:** Al where did we leave off at last meeting.

**Al Acker:** The Board tabled the discussion on Coverage, Section 4403, Subsection B.2. The discussion included distance from road, adjacent property lines distances, megawatts possible on 20 acres versus “2500 sq feet.” The discussion to add or change percentage of the property, for example 80%, was the question.

**Doug Crowe:** Is there a motion to take from the table this topic.

**Cheri Simon:** made the motion to take from table.

**Doug Crowe**: Seconded

**Vote:**

Doug Crowe: Yes Cheri Simon: Yes Fred Garber – Yes

**Discussion:**

The discussion to add or change to percentage on the parcel, with a parcel of 20 of acres as the model. It was discussed that since the road frontage is given and Section 4403, Subsection N. provides for buffers and setback distances from adjoining property lines the Board would leave this section as written. The Board wanted to ensure that the BZA should have latitude concerning setbacks.

**Joan VanZant:** Stated she did not want solar in the township at all.

**Doug Crowe:** Legally we cannot keep it out, but we can manage it.

**Deb Brumback:** The zoning text says that only 35% of a property could be covered.

**Al Acker:** Yes

**Doug Crowe:** Yes, and the BZA will have the latitude over coverage.

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**Al Acker:** “In the same section, Coverage, the word impervious needs to be defined”. Doug Crowe stated the Coverage is the panels, Fred Garber stated the coverage is the geometric shadowing. The Board decided to table the discussion.

**Doug Crowe:** Is there a motion to take from the table this topic.

**Cheri Simon:** Made the Motion.

**Doug Crowe:** Seconded

**Vote:**

Doug Crowe: Yes Cheri Simon: Yes Fred Garber – Yes

**Discussion:**

The discussion was how to define impervious, and the Board decided to delete the term “impervious” from the text.

**Fred Garber:** Suggested that this paragraph be rewritten. He also questioned if soil test should be part of the decommissioning process.

**Al Acker:** I can try to review and rewrite it for the next meeting. The discussion would continue at the next meeting and to “table” the discussion was not needed.

**Vote:**

Doug Crowe: Yes Cheri Simon: Yes Fred Garber – Yes

**Fred Garber:** Do we need the word “Small” as in Small Solor Systems.

The discussion revolved around Section 4401, A. and B. The question to be determined is to remove the word “small” throughout the document.

**Vote:**

Doug Crowe: Yes Cheri Simon: Yes Fred Garber – Yes

**Doug Crowe:** Al is there anything else.

**Al Acker:** Does the Board have any topics to discuss for the future.

**Doug Crowe:** Opened a discussion ref Agriculture **District** versus Residential **District.**

**Discussion** was Perry Township is an agricultural **District** about 95% ag, and all residences were initially zoned as agricultural with a conditional use for a residence. Should residential lots that are grouped together or roads with large qty of residential parcels be rezoned as Residential **District.** The discussion was left open.

**Cheri Simon:** noted that the closer and more small parcels are seen in the township the more issues the township will have to deal with.

**Dale Hayden:** Requested clarification on zoning regulation applying differently if zoned Agricultural, for example chicken.

**Al Acker:** Currently the zoning text has NO text on chickens and chicken coop.

**Doug Crowe:** Made the Motion to Adjourn

**Cheri Simon:**  Seconded

**Vote to Adjourn**

**Vote:**

Doug Crowe: Yes Cheri Simon: Yes Fred Garber – Yes