

Exeter Township  
Planning Commission Regular Meeting  
June 6, 2017

Call Meeting to Order / Pledge of Allegiance

Roll Call

Approval / Corrections of agenda

Approval / Corrections of Minutes

Review May 2, 2017 Exeter Township Planning Commission meeting minutes.

First Public Comment

Old Business

- 1). Discussion of proposed (final draft) Solar Energy Installation Zoning Ordinance.
- 2). Discussion of revising the current Exeter Township Zoning Ordinance book,

New Business

- 1). Holiday conflict with scheduled July 2017 Planning Commission meeting.
- 2).

Second Public Comment

Adjournment

approved as  
presented

Roger Bezdek

**Exeter Township  
Planning Commission Minutes  
June 6, 2017**

Planning Commission Chairperson David Schafer called the meeting to order at 7:00 pm and opened with the Pledge of Allegiance.

**Roll Call:** Present: Roger Bezek, John Bills, Dan Boggs, and David Schafer  
Excused: William Gay: Leonard Kernyo, Rico Perez  
Guests: Robert Queen, Exeter Township Supervisor  
Lucie Fortin, Exeter Township planner

**Correction / Approval of Agenda:**

The meeting agenda as accepted as presented.

**Approval of Minutes:**

Planning commission meeting minutes from May 2, 2017 were read. The date was corrected in the title block.

- ❖ **Motion:** Dan Boggs, 2<sup>nd</sup> John Bills: To accept the May 2, 2017 planning commission meeting minutes as corrected. **Motion carried.**

**First Public Comment:**

None

**Old Business:**

1). Planning commission members reviewed a draft (dated 3/29/17) zoning ordinance titled "Solar Energy Systems". Planning commission members made the following changes and recommendations to the draft ordinance.

From section 4 "Small Energy Systems";

- Review of duties assigned to "Building Official" (paragraph A and J)

From section 5 "Medium Solar Energy Systems"

- Review of duties assigned to "Building Official" (paragraph I)
- Add performance bond requirement as stated in Section 6, paragraph

From Section 6 "Large Solar Energy Systems or Solar Farms"

- Review of duties assigned to "Building Official" (paragraph H)

With this final review, planning commission members offered no additional correction or revisions to the draft Solar Energy Systems zoning ordinance.

- ❖ **Motion:** Dan Boggs, 2<sup>nd</sup> John Bills: To recommend the adoption of the Exeter Township Zoning Ordinance titled "Solar Energy Systems" (as amended in the final draft) and to forward the proposed ordinance on to the Monroe County Planning Department for their review and comments. **Motion carried.**

### New Business

None

### Second Public Comment:

1). Discusses the township current ordinance concerning dog kennels with a person who is considering buying property on Newburg road. She currently owns more dogs than allowed without a special land use permit to operate a dog kennel facility. Her desire is to have property to train and possible breed her own dogs. She would not be open to the public, board other people's animals, or sell puppies (except those from her own animals). She would like to dig a pond as part of her training activities (bird dog / retriever). She does not intend nor wants to operate a licensed dog kennel facility.

The current Exeter Township Zoning Ordinance handbook does not separate dog kennels by licensed (for a business enterprise) or private use. Planning commission members will discuss address this issue at the next meeting. Private kennel ordinances and Monroe County Animal Control regulations will be ready for the members review.

2). Because the next scheduled planning commission meeting falls on a national holiday (Fourth of July) and the township hall will be closed, the July planning commission meeting will be canceled. The next scheduled Exeter Township Planning Commission meeting will be held Tuesday August 1, 2017 at the Exeter Township Hall, beginning at 7:00 pm.

- ❖ **Motion:** Dan Boggs, 2<sup>nd</sup> John Bills; To adjourn meeting. **Motion passed.**  
The meeting adjourned at 9:05 pm.

Respectfully submitted, \_\_\_\_\_

Roger Bezek, secretary  
Exeter Township Planning Commission

- b. The requirements contained herein shall not relieve the applicant from complying with other land development or environmental standards established by the Township or by other public agencies having jurisdiction.
6. Fees required.
- a. Fees for the review of applications for the purpose of obtaining a construction permit for a pond shall be established by resolution of the Township Board.
  - b. Bonding or insurance shall be required in accordance with Section 17.07.

#### **Section 21.22 Keeping of Pets.**

The keeping, raising, and breeding of pet animals, including dogs and cats, for show purposes, protection of property, or for personal enjoyment is allowed in any zoning district, subject to the following conditions:

1. The keeping of two (2) or fewer dogs and/or cats is generally considered to have minimal nuisance value, and no site improvement or method of housing said pets is required. However, this does not set aside requirements to comply with county or state regulations regarding licensure, personal liability, and freedom to leave the property.
2. The keeping of more than two(2) but less than six (6) dogs and/or cats six (6) months old or older requires the following site improvements and housing requirements:
  - a. Said pets shall be restricted from leaving the site unattended.
  - b. In the event said pets are housed outside the principal structure on the site, the structure housing the pets shall be located no less than twenty-five (25) feet from any lot line. In the event a fence is not located around the perimeter of the site, a fence shall be constructed around the structure housing said pets.
  - c. The height of the required fence shall be adequate to prevent any pet from getting beyond the boundaries of the fenced enclosure. The fence shall be adequately secured to the ground to prevent tunneling beneath the fence.

#### **Section 21.23 Solar Collectors.**

Solar collector panels, each not exceeding four (4) feet by eight (8) feet in size, may be permitted in any zoning district, subject to the following criteria:

1. All installations shall be located only in the rear yard and must comply with all accessory use, height, bulk, and setback requirements of the district; except that flush-mounted wall solar collectors are permitted.
2. All installation shall be located to prevent the obstruction of sunlight on adjoining property.
3. All installations shall employ (to the extent possible) materials and colors that blend with the surroundings.
4. Signs, lettering, numbers, logos, symbols, or other illustrative markings attached to or painted on a solar collector are prohibited.
5. Ground installation shall provide landscaping and fencing insofar as possible to screen the installation from adjacent properties.