

# Sylvan Township

Renewable Energy Presentation

# Summary of Surrounding Community Regulations

## ▶ Lyndon Township:

### ▶ Private:

- ▶ Solar/battery storage if attached to structure, it is considered part of the structure or if detached it is considered an accessory structure must meet zoning requirements
- ▶ Wind: permitted as long as it meet the supplemental regulations (Section 3.37)
  - ▶ max height same as primary structure, attached setback of primary structure, detached 1:5 time the height, color non reflective light grey or blue, no lighting

### ▶ Commercial:

- ▶ Solar allowed with SUP in Rural Residential (RR) and Light Industrial (I) Zoning District. Must meet the additional SUP regulations (Section 14.04 (II))
  - ▶ Regulations: Setback-75' to property line, Height-15', fencing and landscaping, lighting.
- ▶ Wind allowed with a SUP in the Light Industrial Zoning District. Must meet the additional SUP regulations (Section 14.04 (KK))
  - ▶ Regulations: 175' max height, setbacks-1.5:1 to PL, Colors, lighting.
- ▶ Battery Storage-No current regulations

# Summary of Surrounding Community Regulations

## ▶ Dexter Township

- ▶ Dexter Township at its September 24, 2024 Planning Commission meeting discussed [newly drafted Renewable Energy Facility Regulations \(Attachment 1\)](#) . The proposed zoning amendment would create regulations for large scale Wind, Solar and Batter Storage Facilities within the Community.
  - ▶ Renewable Energy Facilities: It appears that the proposed regulations would allow commercial scale renewable energy systems in the AG zoning district with a special use permit
  - ▶ Setbacks: Solar: 300 to nearest structure, 100 to road r-of-w and PL, Wind: 2:1 to nearest structure, 1:1 to road r-of-w and PL and storage 300 to nearest structure, 50 to road and PL
  - ▶ Landscaping , Decommission Plan and Performance Guarantee, Emergency and Fire Response Plans, Photometric plan compliance with dark –skys friendly lighting, Flicker Study
- ▶ Dexter Township currently has regulations for Small Scale Solar and Wind Energy Systems under section [17.06 \(B\) and \(C\)](#)

# Summary of Surrounding Community Regulations

## ▶ Sharron Township

- ▶ Large Scale wind and solar are allowed with SUP approvals in the A-1 and RC zoning districts. Must meet additional regulations under section 5.27 and 5.31.
  - ▶ Solar:
    - ▶ Only Large Scale addressed capacity greater than 1 MW
    - ▶ Not allowed on land with PA 116 Farmland Designation
    - ▶ Setbacks-100feet to PC, Height-15' maximum, lot size-10 acre min, lot coverage- 75% max, noise-65 decibels, screening- fencing and landscaping, lighting
  - ▶ Wind:
    - ▶ Private permitted without SUP in all district accessor to primary use. Max height 110' and setback 150% of the height. Must meet all other regulations of the zoning district.
    - ▶ Commercial:
  - ▶ Battery Storage-None:
- ▶ Started working on revisions in early 2024 than put on hold.

# Summary of Surrounding Community Regulations

- ▶ Lima Township

- ▶ Allows private with a zoning permit as long as setbacks and height regulations for the zoning district are met.
- ▶ No regulations to large scale renewable energy systems, currently would consider them commercial and not allowed.

# Summary of Surrounding Community Regulations

- ▶ Sylvan Township
  - ▶ Currently allows private solar and wind: For example:
    - ▶ roof mounted solar if attached to the building it must meet the building regulations of the zoning districts.
    - ▶ Ground Mounted solar would have to meet the accessory building regulations for the district it is located in.
    - ▶ Wind if attached to the building would need to meet the requirements of the building main building 35' height.
    - ▶ Wind if stand alone it would need to meet the accessory building requirements 25' height.
  - ▶ Commercial wind and solar would only be allowed in the Industrial District with approval of a Special Use Permit as the use is not specifically called out in the code and the most similar uses would be allowed in the Industrial District (Fuel Yards).

# Types of Regulations

- ▶ Locational: (CREO must allow everywhere)
  - ▶ Zoning District
  - ▶ Within \_\_ of a transition line(See next slide)
- ▶ Setbacks:
  - ▶ Solar
    - ▶ CREO- 300' from neighboring structure, 50' from public street right of way, and 50' from property line
  - ▶ Wind
    - ▶ CREO-2:1 height to neighboring structure, 1:1 to public street right of way and to property line
  - ▶ Battery Storage
    - ▶ CREO- Same as solar

# Transmission Line Location

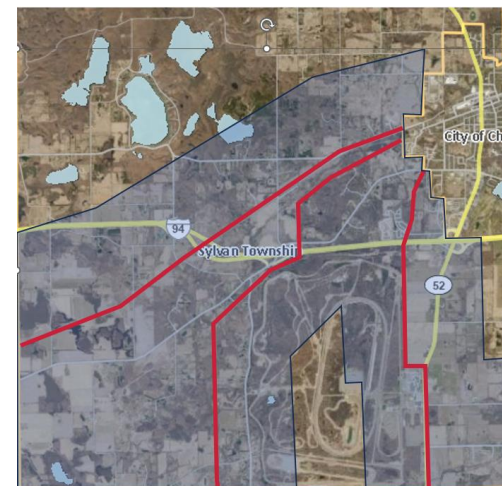


## ↑ Transmission Lines

- Under 100kV or Unknown
- 100 - 161kV
- 220 - 287kV
- 345kV
- 500kV and Higher
- DC



## Example 1 mile





# Types of Regulations

## ▶ Height

### ▶ Solar

- ▶ CREO-25 feet

### ▶ Wind

- ▶ CREO- the height allowed under a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR Part 77.

### ▶ Batter Storage

- ▶ CREO-Same as solar

## ▶ Noise

### ▶ All Renewable Energies

- ▶ CREO-55 average hourly decidable: measured at the nearest structure

### ▶ Township Noise Ordinance- measured at the property line

- ▶ Residential: 61 decibels between 7:00 a.m. to 10:00 p.m. and 55 decibels 10:00 p.m. to 7:00 a.m.
- ▶ Commercial:71 decibels between 7:00 a.m. to 10:00 p.m. and 61 decibels 10:00 p.m. to 7:00 a.m.

# Types of Regulations

- ▶ Process
  - ▶ CREO-Site Plan Review
  - ▶ Most Township Require-Special Use Permits
- ▶ Application
  - ▶ Additional Requirements include
    - ▶ Fire/Emergency Response Plan
    - ▶ Noise Report
    - ▶ Photometric Lighting Plan
    - ▶ Wind-Flicker Report(modeling and mitigation)
    - ▶ Storage-National
    - ▶ Decommissioner Plan and Bonds

# Types of Regulations

- ▶ Additional Regulations
  - ▶ SOLAR
    - ▶ Glare
  - ▶ WIND
    - ▶ Shadow Flicker
    - ▶ Radar
    - ▶ Color of the tower and blades
    - ▶ Controls and brakes
  - ▶ BATTERY STORAGE
    - ▶ Training for first responders

# Previous Alternative Energy Regualtions

- ▶ I would like to hear from the PC member about what they would like to see in the alternative energy regulation for Sylvan Township:
  - ▶ Do you want a CREO, A Workable Ordinance
  - ▶ Do you want to allow private alternative energy systems similar to how the township is currently allowing them.
- ▶ In early 2024 the Township hired a Planning Consultant to prepare some alternative energy regulations.

# Next Steps

- ▶ This meeting was intended to provide a clearer understanding of what the Planning Commission believes will be the most beneficial regulations regarding renewable energy systems for Township and its residents.
- ▶ Utilizing the discussion tonight, other existing code regulations, urban planning best practices, and the existing draft regulations created by the prior planning consultant; I will create draft ordinance language to present at a future Planning Commission meeting for review.
- ▶ The Commission will at that time have another opportunity to review the draft ordinance regulations and offer suggestions and recommendations prior to the draft being schedule for a Planning Commission public hearing on the item.