

**Solar Energy**  
**Zoning Text Amendment**  
**Public Hearing Continuation**  
**September 15, 2014 @ 5:30 pm**

Trustee Likley re-opened the Public Hearing on Solar Energy zoning text amendment with roll call;

Trustees Schmidt, Thombs, Likley present.

Trustee Likley stated that this public hearing process is a continuation from the opening public hearing held on August 18, 2014.

Trustee Thombs and Trustee Likley have prepared some additional amendments to the originally offered proposal.

Trustee Thombs had researched if there were any industry licensing for installation or manufacturer requirements or standards and found none.

Trustee Likley asked if the Board was considering language that would allow a commercial installation for the sole purpose of generating electricity "Solar Farm". The consensus was in support of a commercial installation as a Conditional Use in districts other than the (SR) Suburban Residential. (Further discussion needed on district) Much discussion in our efforts through zoning to support the use and installation of solar energy not only on individual properties but also the commercial installation as well.

- Trustee Schmidt questioned the term from the Zoning Commission "accessary use" in referring the solar panels and that it should be "accessary structure". That was offered in the draft from Trustee Likley.
- Discussion on front yard installation of panels and within the required setbacks, possible front yard setback increased to 100 feet.
- Roof mounted units not exceeding the 8 inch requirements not an accessary structure.
- Roof mount units exceeding the recommended 8 inch height above the roof plan.
- If "compatible color" to roof is acceptable language.
- Presently we understand that the area power companies do not purchase electricity generated by solar but will credit home owners who generate more than they use. The proposed Conditional Use would encourage a commercial installations and would permit the sale of electricity.
- Definition of a Solar Energy Commercial Installation is needed to be added.
- Fence height should be identified, it was agreed the fence height to be (6) six feet high, this consistent with Small Wind Energy requirements.
- Trustee Thombs drafted language is attached.
- Trustee Likley's drafted language is attached.

It was agreed to continue the hearing with language addressed tonight to be implemented into a new draft for consideration.

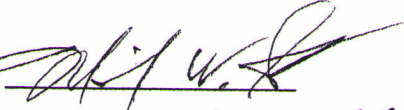
WESTFIELD TOWNSHIP BOARD OF TRUSTEES

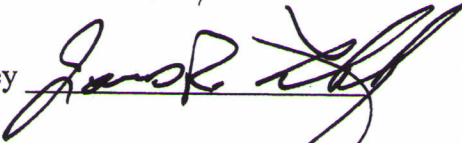
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The next session of this public hearing on Solar Energy will be held October 20th at 5:30.

Approved 10-6-2014

Michael Schmidt 

James Likley 

William Thombs 