

# BETHLEHEM TOWNSHIP TRUSTEES

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Bethlehem Township Zoning Board of Appeals Minutes from January 15th 2024.

The Bethlehem Township Board of Appeals met on Tuesday January 15th 2024, 7:30pm at the township hall. The meeting was called to order by Dennis Wheeler. The meeting was opened by the pledge of Allegiance. Four board members were present by roll call: Henry Cochran, Tony Rodriguez, Dennis Wheeler, & Chris Simmons. Also, in attendance was Zoning Secretary Megan Colucy and Zoning Inspector Scott Borojevich.

The first matter of business to come before the meeting was to approve the previous minutes of the Zoning Appeals meeting, held December 19th 2023. Tony motioned to accept the minutes. Henry seconded the motion, and it was approved by unanimous vote.

Guest:

Rod Moore, Emily Wagner, Amanda Willis, Victoria Wilhelm, Stephen Griffin, Kristen Griffin

Board will hear application for variance at the property of Bill Wilhelm located at 6360 Beth Ave NW Navarre Ohio 44662. Variance is for a new house to be built at this property. They have paid the \$275.00 fee and it has been legally posted in the Bargain Hunter.

Tony motioned to accept the variance permit. Henry seconded it.

All in favor by roll call: Chris yes Tony yes Henry yes Dennis yes

Variance permit approved

New Chairman and Vice Chairman for this year 2024 will be:

Dennis Wheeler will be the Chairman and Chris Simmons will be the Vice Chairman.

Henry motioned to accept new Chairman positions. Tony seconded it.

All in favor by roll call: Chris yes Tony yes Henry yes Dennis yes

Galehead Development has a couple representatives present tonight to go over their plans with the board with their ideas for the conditional permit to install a pole mounted solar energy system. This solar energy system will be located at 8798 Beth Dr Navarre Ohio 44662. Parcel #'s 1001818, 1000211, 1102309, and 1102324.

The Bolivar Solar Project has already got conditional approval from the Stark County Regional Planning Commission; it expires on September 17th 2025.

If Bethlehem Township approves the conditional use permit. Galehead Development will be responsible for making sure they have all the correct conditionals met throughout construction of this project and after construction is done.

Galehead Development has brought aerial maps to show the board members of where they plan to install The solar panels at the property.

Galehead Development has a timeline for this project starting with 2023 through the beginning of 2024 getting correct permits for this project. Mid 2024 starts the construction process after all permits have been approved. 2025 will start the commercial operation. Construction will take a year to get done. This will provide over 80 local jobs through construction and 1.2 long term jobs. Galehead Development will have all of the correct county requirements throughout this project. They will provide grating and utility plans. Show how the surface water will be drained and onsite stormwater will be controlled. They will have an Ohio EPA general construction permit and SWP3. They will also coordinate with the county engineer regarding road use and impact with traffic, and drive locations with access points. They will also have a Road Use Maintenance Agreement (RUMA)

This Project has a 35 year life expectancy. The solar panels are approximately 10' tall from the top of the solar panel to the ground. Solar panels do not move. And there are no residents in this area and there will be a fence around all of the solar panels. Board members want to make sure that there will be proper security and maintenance done at the property. Galehead is leasing this property from Berlin Mineral, the actual owners of the property.

Secretary will put the conditional permit in the Legals of the Bargain Hunter and then the board will have a hearing to vote on the conditional permit. At this time anyone can come to the meeting and voice their opinion with the solar project.

Inspector Scott is contacting Lori at the Soehnlén Veterinary clinic so he can get a signed conditional permit from them. They did pay the conditional permit renewal fee but still have not received the signed permit back yet.

Chris will call Joel Dutton to see if she can get a number for Gateway Equity that he sold Eric Haas property to. They did pay the conditional permit renewal fee but still have not received the signed permit back yet.

Tony motioned to close the meeting. Dennis seconded it. Meeting was closed at 9:13pm

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Dennis Wheeler - Chairman

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Megan Colucy - Zoning Secretary