

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

July 27, 2021

**THESE MINUTES ARE A SUMMARY OF THE EVENTS OF THE MEETING AND ARE NOT A WORD FOR WORD ACCOUNT OF THE DISCUSSIONS WHICH TOOK PLACE.**

The Xenia Township Zoning Commission held a meeting on July 27, 2021 at 6:00 p.m. at the Xenia Township Office, 8 Brush Row Road, Xenia, OH 45385; this meeting was advertised on the Xenia Township website within 24 hours of scheduling the meeting.

Jeffrey Zweber called the meeting to order at 6:10 p.m.

Attendees: Jeffrey Zweber, Roy Colbrunn, Virgil Ferguson, Alan King and Alan Stock. No guests.

The minutes from the June 22, 2021 Zoning Commission meeting were read for additions or corrections. Mr. Ferguson moved to approve the minutes from the June 22, 2021 meeting. Mr. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

The meeting opened with a discussion of screening types used for mining. Followed by a discussion of issues of Utility Scale Solar Energy Systems:

1. Reflectiveness of panels affecting air planes
2. Signage for electricity
3. Ongoing fire training
4. Vegetation control
5. Monitoring platforms
6. Maintaining platforms

It was discussed to create a checklist for solar panels. The discussion turned to our roadways not being capable to carry the weight of the panels and infrastructure roads would need to be created.

A brief discussion of Greene County and Regional Planning proposed regulations for Utility Scale Solar Energy Systems to see what could be added to Xenia Township Zoning regulations.

The next discussion was to establish a decommissioning plan for the Utility Scale Solar Energy Systems, and the need for a bond and insurance.

The Zoning Permit application was discussed. The main topics were fees, inspections and length of time the permit was good for.

It was discussed to possibly have a Technical Review Committee and to have a list of criteria for them to follow.

The discussion then turned to types of screening. It was stated that the screening is to make the Utility Scale Solar Energy Systems compatible with the neighborhoods and not necessarily for security. Section 515 from the Zoning Resolution was read: Screening shall be required for non-residential buildings, structures or land uses on a lot that adjoin or face any residential district. The plan for screening shall be submitted to and approved by the Zoning Inspector. Screening shall comply with Section 505. There was a brief discussion of the process for approval of screening plans. It was agreed that Section 515 should now read:

Screening shall be required for non-residential buildings, structures or land uses on a lot that adjoin or face any residential district. Screening shall be required for all Utility Scale Solar Energy Systems. The plan for screening shall be submitted to and approved by the Zoning Inspector. Screening shall comply with Section 505.

The next discussion was the types of permissible screening from Section 515.2, fences, hedges, earth and mound. It was agreed that Natural barriers should be added to the list. It was agreed that a timeline should be set for vegetation to be mature, possibly less than five (5) years.

The Solar Energy System definition was read:

**Solar Energy System:** Any system or group of components designed to produce power from the sun and affixed to real property, except self-contained, single purpose components, such as signage lighting panels. Components of the Solar Energy System must comply with the components of the Flood Plain Overlay and

the Well Field Protection Overlay if situated in either of the Districts. It was then agreed that a line should be added to include screening and should now read:

**Solar Energy System**: Any system or group of components designed to produce power from the sun and affixed to real property, except self-contained, single purpose components, such as signage lighting panels. Components of the Solar Energy System must comply with screening requirements in Section 515, the components of the Flood Plain Overlay and the Well Field Protection Overlay if situated in either of the Districts.

It was briefly discussed to make an application packet for Utility Scale Solar Energy Systems.

Mr. King moved to adjourn; Mr. Colbrunn seconded.

Meeting adjourned at 8:00 PM

ATTEST:

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Alan D. Stock, Zoning Inspector