

XENIA TOWNSHIP ZONING COMMISSION MEETING

September 28, 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 September 28, 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 6:10p.m.

Attendees: Jeffrey Zweber, Roy Colbrunn, Virgil Ferguson and Alan Stock. Two guests, Mark Bonfas, Hull and Associates, a Consultant for Samsung, and Chris Simmons, a Land Manager for Samsung.

The minutes from the August 24, 2021 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the August 24, 2021 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a brief discussion regarding the significance of Use Area, and the importance of changing the language in the Zoning Resolution to include all impervious materials and not only structures.

Next was the reading of the definitions for Solar Energy Systems, Small Solar Energy Systems, Utility Scale Solar Energy Systems, Screening, Purpose of Screening and Types of Screening.

A discussion of the Purpose and Types of Screening that should be implemented for Utility Scale Solar Energy Systems. The discussion turned to possibly making an ascetic map overlay for the areas that will require Utility Scale Energy Systems to use screening.

Mark Bonfas, Hull and Associates, a Consultant for Samsung, gave examples of types of screening that Samsung has used. He advised that there should be a set number of feet away from the structure for screening. He further stated that he discourages earthen mound because it is damaging to the soil.

The discussion turned to what areas would need to be screened from the Utility Scale Solar Energy Systems. It was decided that there should be screening for Residential areas, Recreational Areas and Scenic Roads. The definition for Screening, Section 515 was also changed to read:

Screening: Screening shall be required for non-residential buildings, structures or land uses on a lot that adjoin or face any residential district. Screening shall also be required for Utility Scale Solar Energy Systems that face protected Land Uses, Recreational Areas or buildings operated by membership clubs or public entities.

Some examples are as follows: Single family dwellings, Churches and Parish houses, play grounds, community centers, public parks, swimming pools, bed and breakfasts, tenant farmer dwellings, private and public schools, dormitories and nursing homes.

The discussion then turned to the process of implementing an esthetic overlay for Utility Scale Solar Systems. Section 412, Flood Plain Overlay was then read for guidance. The process of the Board of Zoning Appeals for a variance was briefly discussed.

Section 515.1, Purpose of Screening was then read and reworded to read:

515.1 Purpose of Screening shall be provided for one or more of the following purposes:

1. A visual barrier to partially or completely obstruct the view of structures or activities not compatible with Protected Land Uses.
2. As an acoustic screen to aid in absorbing or deflecting noise.
3. For the containment of debris and litter.

It was then discussed to hold two (2) meeting a month to work on the Zoning Text for Solar Energy Systems. The next meeting will be held on Wednesday, October 13, 2021 at 6:00PM.

Mr. Ferguson moved to adjourn; Mr. Colbrunn seconded. Meeting adjourned at 8:00 PM.

ATTEST:

Alan D. Stock, Zoning Inspector