

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

March 9, 2022

**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 March 9, 2022 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 6:05 p.m.

Attendees: Jeffrey Zweber, Alan King, Chris Stout, 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 February 9, 2022 Zoning Commission meeting were read for additions or corrections. Mr. King moved to approve the minutes from the February 9, 2022 meeting. Mr. Stout seconded the motion. All voted aye, MOTION PASSED.

The minutes from the February 22, 2022 Zoning Commission meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the February 22, 2022 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of making a check list from the Utility Scale Solar Energy Site/Operation Checklist. The checklist was separated into four (4) categories: Phases, BZA Application Documents, Zoning Certificate, and Zoning Certificate Package. Each category was then separated into sub-categories, a description of the sub-categories, and whether a map or narrative would be required for the sub-category. The checklist is as follows:

<b>Category</b>	<b>Sub-Category</b>	<b>Description</b>	<b>Map/Narrative</b>	
<b>Phases</b>	Meet With Zoning Inspector	Application Documents, Draft BZA Application		Pre-Application
<b>Phases</b>	Submit BZA Application	Permit, Drawings		Application
<b>Phases</b>	Approve Conditional Use	1 Year		Design
<b>Phases</b>	Zoning Certificate			Construction
<b>Phases</b>	Annual Inspection	First Year After Construction Is Complete		Operations
<b>Phases</b>	Decommissioning			Operations
<b>BZA Application Documents</b>	Application Cover Sheet	Legal Statements, Ownership		
<b>BZA Application Documents</b>	Existing Land Use	Surrounding Area	MAP AND NARRATIVE	
<b>BZA Application Documents</b>	Proposed Operational Concept Plan	Set Backs, Access (Ingress & Egress), Screening, Security Fence, Location of Structures, Lighting, Signage, Terrain, Detention Ponds, Buildable Area (Boundary)	MAP AND NARRATIVE	
<b>BZA Application Documents</b>	RUMA Conditions			
<b>BZA Application Documents</b>	Erosion & Sediment Control Conditions	Drain Tiles		
<b>BZA Application Documents</b>	Stormwater Management Conditions	No Extra Water in Creeks, Drain Tiles		
<b>BZA Application Documents</b>	Wildlife, Aquatic, Species, Vegetation Management Plan,	Specify Deer Paths		
<b>BZA Application Documents</b>	Construction Management Conditions	Traffic, Noise, Safety, Hours of Operations		
<b>BZA Application Documents</b>	Insurance Conditions			
<b>BZA Application Documents</b>	Decommissioning Plan	Bond, Restore to Use		
<b>BZA Application Documents</b>	Public Safety Conditions	Annual Training		

<b>Category</b>	<b>Sub-Category</b>	<b>Description</b>	<b>Map/Narrative</b>	
<b>Zoning Certificate</b>	Operation Plan	Public Safety, Vegetation Management, Erosion, Soil, Stormwater, Screening		
<b>Zoning Certificate Package</b>	Construction Plan	Drawings, Structures, Lighting, Screening, Road Access, Narrative, Traffic Management, Noise, Water Wildlife, Environment		
<b>Zoning Certificate Package</b>	Approved RUMA			
<b>Zoning Certificate Package</b>	Proof Of Insurance			
<b>Zoning Certificate Package</b>	Decommission Bond Issued	Decommissioning Plan Update		

Mr. Ferguson called to adjourn and Mr. Stout seconded the motion.

Meeting adjourned 8:15 PM

ATTEST:

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Alan D. Stock, Zoning Inspector