

XENIA TOWNSHIP ZONING COMMISSION MEETING

June 23, 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 June 23, 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 6:10 p.m.

Attendees: Jeffrey Zweber, Alan King, Chris Stout, Roy Colbrunn, Alan Stock. One guest, Chris Simmons, a Land Manager for Samsung.

The meeting began with the reading of the proposed application for the Board of Zoning Appeals for Conditional Use Variance for Utility Scale Solar. It was discussed to possibly require the signature of both the land owner and the applicant if different. It was also agreed to change a sentence to now read: With this application the applicant shall attach, in duplicate, the documents listed in the Utility Scale Solar Energy Systems checklist.

The next topic was the reading of the proposed Utility Scale Solar Energy System Documents Checklist.

The Application Cover Sheet section was changed to now read: Documents demonstrating the ownership of the subject parcel(s) or proof that the applicant has authorization to act upon the owner's behalf. All studies will be submitted with and stamped by licensed professionals.

Existing Land Use Description was changed to Existing Land Use Map. A fourth section was added requiring an overlay showing the proposed project area boundaries and access roads.

The next section was the Conceptual Site Operations Plan. It was changed to now read:

The proposed operational concept map.

The map shall include the phases of the plan. Provide a map with the appropriate legend showing the following location and description of the project area boundary:

- Subject Parcel
- Location of Solar Panel and related facilities
- Fencing
- Driveway
- Internal Roads
- Structures
- Lighting
- Signage
- Setbacks
- Vegetative Buffers
- Screening
- Ingress/Egress

The next topic was adding a section to the Conceptual Site Operations Plan asking for a narrative describing constraints on operations and maintenance activities.

The last topic of discussion was about battery storage for Utility Scale Solar Energy Systems.

Mr. Colbrunn called to adjourn and Mr. King seconded the motion.

Meeting adjourned 8:05 PM

ATTEST:

Alan D. Stock, Zoning Inspector

