

XENIA TOWNSHIP ZONING COMMISSION MEETING

July 26, 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 July 26, 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, Virgil Ferguson, Roy Colbrunn, Chris Stout, Alan Stock. Three guest, Chris Simmons, a Land Manager for Samsung, Dansol Woo, an Assistant Manager for Samsung, and Joon Ahn, a Senior Manager for Samsung.

The minutes from the July 13, 2022 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the July 13, 2022 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion regarding Section 414, Scenic Overlay District and Section 513.3, Protected Land Uses. The process of a map amendment was discussed next. It was agreed that the next meeting will be for marking out protected land uses on a map within the township.

Conceptual Soil and Water Conservation Plan from the Utility Scale Solar Energy Documents Checklist was read. It was agreed that the sections on field tiles management should be moved to the Conceptual Site Operations Plan section and grading plans should be moved to the Conceptual Construction Management Plan section.

Erosion and Sediment Control Plan was read next, it was agreed to move that to the new section of Soil and Water Conservation Plan. This new section will now read: An approved Soil and Water Conservation Plan must be submitted from the appropriate political subdivision. This shall include erosion and sediment control.

The Conceptual Wildlife and Species Management Plan was then read. It was agreed to change this section to Wildlife and Environmental Management Plan and to now read: An approved Wildlife and Environment Management Plan must be submitted from the appropriate political subdivision. The structures and fencing section of Conceptual Wildlife and Species Management Plan was moved to Conceptual Site Operating Plan, in the subsection of Project Area Boundary.

The Conceptual Energy Action Plan was then read and reworded to read: The Conceptual Emergency Action Plan shall include: Description of proposed liability insurance coverage and conditions; Training. The applicant operator shall arrange and provide a pre-operational, annual, and on-going training session with township fire department to familiarize personnel with issues unique to a solar facility to the operations at the site before operations begin; Identification of any specialized equipment or vehicles that the applicant or operator shall provide before operations begins; There shall be a Knox box with necessary keys for the site.

It was then discussed and agreed to move Inspections for Annual Operating Permits to both Conceptual Site Operations Plan and Conceptual Construction Management Plan.

Both the Detailed Site Operation Plan and Detailed Construction Management Plan was then read. They agreed to change both to read: Submit and discuss additions to the Conceptual Site Operations Plan with the Township Zoning Inspector and Submit and discuss additions to the Conceptual Construction Management Plan with the Township Zoning Inspector.

It was then agreed to add the section Detailed Emergency Action Plan to read, Submit and discuss additions to the Conceptual Emergency Action Plan with the Township Zoning Inspector.

The last topic of discussion was the process of obtaining an approval for map and text amendments. It was also discussed the process of the Board of Zoning Appeals hearings. They further discussed existing solar energy on private homes and the application for that.

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

Meeting adjourned 8:10 PM

ATTEST:

Alan D. Stock, Zoning Inspector