

XENIA TOWNSHIP ZONING COMMISSION MEETING

September 14, 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 September 14, 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 6:03 p.m.

Attendees: Jeffrey Zweber, Virgil Ferguson, Roy Colbrunn, Alan King, Chris Stout, and Melissa Krause. One guest, Chris Simmons, a Land Manager for Samsung.

The minutes from the August 30, 2022 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the August 30, 2022 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The minutes from the August 31, 2022 Joint Board meeting were read for additions or corrections. Mr. King moved to approve the minutes from the August 31, 2022 meeting. Mr. Zweber seconded the motion. All voted aye, MOTION PASSED.

The meeting began with the reading and discussion of Section 515 Screening. It was reworded to now read: Screening shall be required for non-protected land uses including buildings and structures on a lot that adjoins or faces any protected land use. This includes protected land uses in Xenia Township and adjoining political subdivisions. The plan for screening shall be submitted to and approved by the Zoning Inspector.

The board then read and discussed Sections 515.1, Purpose of Screening, 515.2, Types of Screening, 515.3, Protected Land Uses, and 414, Scenic Overlay District was reworded to now read: The Scenic Overlay shall be an overlay to the existing underlying district(s) as shown on the Official Zoning Map, (see Section 301) and as such, the provisions for the Scenic Overlay District shall serve as a supplement to the underlying district provisions. This overlay is comprised of roadways and waterways that are to be screened from non-protected land uses. This District is intended to preserve the scenic natural beauty of Xenia Township. (Section 515.3)

They next read and discussed the definitions of Solar Energy Systems, Small Solar Energy Systems, and Utility Scale Solar Energy Systems for clarification.

The next topic was of discussion was the Utility Scale Solar Energy System Document Checklist. The Conceptual Site Operations Plan was read and agreed that the Comply with Section should also include Field Tile Management Plan, Stormwater Management Plan, and Emergency Action Plan.

The Conceptual Construction Management Plan was read and discussed next. It was agreed that Field Tile Management Plan, Stormwater Management Plan, and Emergency Action Plan should also be added to the Comply with Section. It was then agreed that Existing and Proposed Topographical Contours should be added to the Project Area Boundary Section and the Grading Plan should be removed.

Conceptual Decommissioning Plan and Bond Conditions was then read and discussed. It was agreed that Decommissioning Bond Conditions should be added to this section.

The last topic on the Utility Scale Solar Energy System Document Checklist was the reading and discussion of Conceptual Emergency Action Plan.

The board then read and discussed the Utility Scale Solar Energy Document List spread sheet. It was agreed that a section for Field Tile Management Plan should be added. It was then agreed that in the Decommissioning Section, under the Zoning Certificate Application heading, Initial bond issued at least 60 days prior to start of construction should be added.

The last topic of discussion was setting a date and the process for the public hearing on Solar Energy and Screening, and topic for the next meeting.

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

Meeting adjourned 8:15 PM

ATTEST:

Alan D. Stock, Zoning Inspector