

XENIA TOWNSHIP ZONING COMMISSION MEETING

June 1, 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 June 1, 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 6:10 p.m.

Attendees: Jeffrey Zweber, Roy Colbrunn, Virgil Ferguson and Alan Stock. No guests.

The minutes from the April 27, 2021 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the April 27, 2021 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The meeting opened with a discussion of Solar Power, Personal vs Private Uses.

It was decided to add definitions to the Zoning Resolution for Solar as follows:

Solar Energy System: Any system or group of components designed to produce power from the sun and affixed to real property, except self-contained, single purpose components, such as signage lighting panels. Components of the Solar Energy System must comply with the components of the Flood Plain Overlay and the Well Field Protection Overlay if situated in either of the Districts.

Small Solar Energy System: Any solar energy system that is designed and intended to generate electricity primarily for use on a parcel. Parcels adjacent to,

contiguous with, or directly across the street from parcel in question and owned by the same owner, shall be treated as one (1) parcel. No solar energy system shall be erected, moved, added to, or structurally altered without an approved Zoning Permit.

Utility Scale Solar Energy System: Any solar energy system that is designed and intended to supply energy primarily into a utility grid, whether or not is also supplies energy for use on the parcel of land for which it is located.

A discussion of the current Zoning process for personal solar panels arose. It was then discussed that any Solar Energy System over 50 Megawatts, falls under the Public Utilities Commission Regulations. The discussion then went to hazardous materials that could potentially be emitted from solar power, and places around Xenia Township that solar should not be placed. It was agreed that other agencies stipulations on solar power should be looked into.

It was agreed that a third sentence should be added to the definition of Small Solar Energy System, to read: Components of the Solar Energy System must comply with the components of the Flood Plain Overlay and the Well Field Protection Overlay if situated in either of the Districts.

Small Solar Energy System: Any solar energy system that is designed and intended to generate electricity primarily for use on a parcel. Parcels adjacent to, contiguous with, or directly across the street from parcel in question and owned by the same owner, shall be treated as one (1) parcel. No solar energy system shall be erected, moved, added to, or structurally altered without an approved Zoning Permit.

It was then discussed that if the Solar Power was not for private use, that the Board of Zoning Appeals should be involved with the decision.

A discussion of also adding a requirement for screening around ground mounted panels arose. The screening requirements for the Mining District was read and reworded for the use of Solar.

Whenever the height of a panel is greater than five (5) feet, the property containing such panel shall be completely enclosed by an earth mound not less than six (6) feet in height or higher as needed to provide a visual and noise barrier, and planted with suitable landscaping, and/or fence not less than six (6)

feet in height. An earth mound that requires mowing shall have a slope no greater than 3:1. All plantings or fences shall be sufficient, in either case, to potentially deter persons from trespassing upon the property and shall be properly maintained by the owner/operator. Such mound shall be located not less than twenty-five feet from any street right-of-way or boundary of the panel's property. Such barriers may be excluded where deemed unnecessary by the Board of Trustees because of the presence of a lake, stream, or other existing natural barrier.

Mr. Colbrunn moved to adjourn; Mr. Ferguson seconded. Meeting adjourned at 7:55 PM

ATTEST:

Alan D. Stock, Zoning Inspector