

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

June 22, 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 22, 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 6:15 p.m.

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

The minutes from the June 1, 2021 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the April 27, 2021 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a brief discussion regarding the upcoming Joint Board meeting and topics of discussion.

The next discussion was to finalize the definition for Solar Energy Systems.

**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 single purpose components, such as signage lighting panels. No Solar Energy System shall be erected, moved, added to, or structurally altered without an approved Zoning Permit. Components of the Solar Energy System must comply with the components of the Flood Plain Overlay and Well Field if situated in either District.

It was then discussed that Small Scale Solar Systems are permitted in any District with an approved Zoning Permit. Utility Scale Solar Systems could be a Conditional Use, Permitted Use, or not permitted in some Districts:

(A) Agricultural:	CONDITIONAL USE
(E) Estate:	NOT PERMITTED
(R-1) Residential:	NOT PERMITTED
(RM) Multi-Family:	NOT PERMITTED
(IG) Institutional & Government:	CONDITIONAL USE
(B-1) Convince Shopping:	NOT PERMITTED
(B-2) Neighborhood Business:	NOT PERMITTED
(B-3) Highway Business:	CONDITIONAL USE
(M-1) Light Industrial:	CONDITIONAL USE
(M-2) Heavy Industrial:	CONDITIONAL USE
(M-3) Mineral Extraction & Storage	PERMITTED USE

The discussion then turned to our current Zoning Permit Application for Solar Panels, and current properties that have Small Scale Solar Systems. It was discussed to ask for more information on the applications, such as, how many kW the homeowner typically uses per month and how many kW the panel will produce.

The next discussion was whether or not the ground mounted panels would count towards impervious materials. It was agreed that the panels would not count against the impervious mater calculations because they are not blocking the water from going into the ground.

The final topic was screening requirements for Small Scale Solar Systems and Utility Scale Solar Systems. It was agreed that Small Scale Systems would not require screening because they already have limitations for height and setbacks. Screening Plan for Quarry was read:

Screening Plan Quarry Depth Adjacent to Road:

Whenever the floor of a quarry is greater than five (5) feet below the average elevation of an adjacent public street or any adjacent property, the property containing such quarry 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 quarry 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.

It was agreed that the mound and landscaping should be higher than the solar panels to completely obstruct the view of a Utility Scale System. They also agreed that chain-link fencing should not be visible, that the barriers should be implanted with suitable landscaping and natural or solid fencing and should be shielded from the road and neighbors. Only the Utility Scale System needs to be completely enclosed, not the entire property. Screening Plan for Quarry was then reread and rewritten as follows:

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 because of the presence of a lake, stream, or other existing natural barrier.

Mr. Ferguson moved to adjourn; Mr. Colbrunn seconded. Meeting adjourned at 8:20 PM

ATTEST:

---

Alan D. Stock, Zoning Inspector