

XENIA TOWNSHIP ZONING COMMISSION MEETING

November 23, 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 November 23, 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 6:15p.m.

Attendees: Jeffrey Zweber, Virgil Ferguson, Alan King, Roy Colbrunn and Alan Stock. Two guests, Mark Bonfas, Hull and Associates, a Consultant for Samsung, and Chris Simmons, a Land Manager for Samsung.

The minutes from the November 10, 2021 Zoning Commission meeting were read for additions or corrections. Mr. King moved to approve the minutes from the November 10, 2021 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of topics for the upcoming Joint Trustee and Zoning Boards meeting.

The discussion then turned to a brief discussion regarding campgrounds and where they would be allowable and how they should be regulated. They also discussed campgrounds around the area.

The discussion then turned to moving safety to the Definitions Section 200 of the Zoning Resolution and to remove the definition from the Utility Scale Solar Power application.

The next topic of discussion was regarding training and how often training should be provided to the fire department.

The topic of inspection was next. It was discussed the time frame for setting up inspections, how the inspections will be performed, and if it was necessary for someone from the company should be present for the inspections. The existing process for inspections was then discussed.

Mining was discussed next, and the process for inspections for mining. It was discussed to add an annual operating permit to be added to Utility Scale Solar, as it is also in mining. It was further discussed other Conditional Uses that an annual operating permit could be added to. Section 411.7, Annual Operating Permit from the Zoning Resolution was then read.

The next discussion was the possibility of adding the requirements of having a business plan added as a requirement for the Board of Zoning Appeals application.

A sentence was then added to Section 528 Coordinating with Public Safety.

- A. Operator shall obtain annually an operating permit which certifies conformance to all requirements specified in Board of Zoning Appeals approved site operation plan.

Section 600 of the Zoning Resolution, Board of Appeals, was then looked at.

Section 600.8.4 a, was read and was added to read:

A written application for a conditional use is submitted as indicated in the section of this Resolution under which the conditional use is sought and stating the grounds on which it is required, the application shall include a site operation plan as specified in the application instructions.

Section 600.8.4.4 was then read and reworded to now read:

Conditions: In granting any conditional use permit, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity to the provisions

of this Resolution, site operating plan and compliance to Section 528,
Coordinating with Public Safety.

It was then discussed to rename Section 528 to Annual Permit for Conditional Use
and to add the sentence that this section applies to all Conditional Uses.

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

ATTEST:

Alan D. Stock, Zoning Inspector

