

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

February 9, 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 February 9, 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 6:35 p.m.

Attendees: Jeffrey Zweber, Alan King, Chris Stout and Alan Stock. One guest, Mark Bonfas, Hull and Associates, a Consultant for Samsung and Chris Simmons, a Land Manager for Samsung.

The minutes from the January 12, 2022 Zoning Commission meeting were read for additions or corrections. Mr. King moved to approve the minutes from the January 12, 2022 meeting. Mr. Zweber seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of the upcoming Public Hearing for the Well Field Protection Map Amendment to be held on February 22, 2022.

The meeting then changed to discuss the Zoning Commission's visit to the Hillcrest Solar Farm in Mt. Orab, Ohio on January 25, 2022.

The next topic of discussion was the Board of Zoning Appeals (BZA) Hearing process. Section 600.8.4, BZA Powers and Duties, Conditional Use Permit from the Zoning Resolution was read. It was suggested that the BZA be given an opportunity to analyze the proposed Utility Scale Solar Energy System Plan before a Conditional Use Hearing. It was also suggested that the BZA Hearing for a Utility Scale Solar Energy System be in two (2) Hearings. The first Hearing would be for

the applicant's information and the second hearing would be for public information.

The meeting then turned to the reading of the definitions for Solar Energy Systems, Small Solar Energy Systems, Utility Scale Solar Energy Systems, and Conditional Use Annual Operating Permit.

The next discussion was about Conditional Uses and Annual Operating Permits. The discussion turned to how Conditional Uses differ from Variances. It was agreed that a line for agent applicant should be added to the application for a Conditional Use for Utility Scale Solar Systems.

The reading of the Definition of Screening, Purpose of Screening and Protected Land Uses, Section 700.5, Fees, and Section 414, Scenic Overlay District was read next.

It was agreed to reword Section 414, Scenic Overlay District to read:

The Scenic Overlay shall be an overlay to the existing underlying district(s) as shown on the Official Zoning Map, 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-Residential and Non-Agricultural buildings, structures or land uses. It is intended to preserve the scenic natural beauty of Xenia Township.

The reading of Utility Scale Solar Energy Site/Operation Checklist was then read. There was then a brief discussion about Fencing, Lighting and Screening requirements for Utility Scale Solar Energy Systems.

The section Proposed Operational Concept Plan in the Utility Scale Solar Energy System Site/Operations Checklist was discussed in detail and reworded to read:

The concept plan shall include the subject parcels; the proposed location of the solar panels and related facilities; the location of proposed fencing, driveways, internal roads, lighting and adjacent structures; the closest distance to adjacent property lines and dwellings; the location of proposed setbacks; the location of

proposed vegetative buffers, and screening in accordance with Section 515; the location of points of ingress/egress; any proposed construction phases.

Mr. Zweber called to adjourn and Mr. Stout seconded the motion.

Meeting adjourned 8:35 PM

ATTEST:

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Alan D. Stock, Zoning Inspector