

# **XENIA TOWNSHIP ZONING COMMISSION MEETING**

February 22, 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 22, 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 6:55 p.m.

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

The meeting began with a discussion of how land may be acquired for Utility Scale Solar Energy Systems. The topic then turned to the process of a Conditional Use Board of Zoning Appeals Hearing and the proposed Conditional Use Annual Operating Permit process.

The next topic was a discussion of the upcoming Power Sitting Board, Public Hearing. It was suggested that Utility Scale Solar Energy System applicants should hold a Public Hearing before they apply for the Conditional Use Variance with The Board of Zoning Appeals.

The utility Scale Solar Energy System Site/Operation Checklist was then read. The discussion of possible conditional uses that could be placed by the board of Zoning Appeals arose. The topic of probable materials needed for the Board of Zoning Appeals Hearing and what would also be needed to acquire a Zoning Certificate arose.

The next topic for discussion was regarding Geotechnical Reports, Aquatic Resources Report, Species Consultation, and Vegetation Management Plans. It was then discussed who should receive each report.

It was then discussed to make a checklist for each phase of the Utility Scale Solar Energy process. The checklist should include: Planning, Construction, Operations, and Decommission.

The next topic was a detailed discussion of the Decommissioning Plan and what could happen if the company sells, annexes or goes bankrupt.

The next discussion was about the process of annexation and the water, sewer supply by counties and cities.

The last topic for discussion was how to make a checklist for Utility Scale Solar Energy Systems that would be organized and practical for the applicant, Zoning Inspector and Board of Zoning Appeals.

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

Meeting adjourned 8:10 PM

ATTEST:

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Alan D. Stock, Zoning Inspector