

XENIA TOWNSHIP ZONING COMMISSION MEETING

April 26, 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 April 26, 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 6:10 p.m.

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

The minutes from the April 13, 2022 Zoning Commission meeting were read for additions or corrections. Mr. King moved to approve the minutes from the January 12, 2022 meeting. Mr. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

The minutes from the April 13, 2022 Zoning Commission Public Hearing meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the January 12, 2022 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The meeting began with the reading of the Utility Scale Solar Energy System Site/ Operation Checklist. The board made a required document list for the Utility Scale Solar Energy System Site/ Operation Checklist as follows:

Utility Scale Solar Energy Document List					
Category #	Category	Needed for	Required Materials	More Information	See line numbers on Operation check list
1	Application Cover Sheet	BZA			5-6
2	Existing Land Use	BZA	Map & Narrative		7-9, 26-33
3	Conceptual Site Plan	BZA	Map & Narrative		10-25, 34-51, 109
4	RUMA Conditions	BZA	Decommissioning		54
5	Construction Management Conditions		Map & Narrative	Traffic Control Plan	55-74, 162-164
6	Soil & Water Conservation	BZA	Decommissioning	Drain Tiles, Storm Water, Erosion Control	75-78, 80-108
7	Decommissioning Conditions	BZA			79, 127-146
8	Wildlife & Species Management Conditions		Decommissioning	Surface Water, Aquatic Resources	111-119
9	Building Permit	BZA	Decommissioning		
10	Public Safety & Liability Conditions	BZA			120-121, 169-177, 180
11	Decommissioning Bond	Zoning Certificate			147-161
12	Decommissioning Plan	Zoning Certificate		Include Cost Estimate	165
13	Final Construction Plan	Zoning Certificate		Updated/Final Plans	
14	Conditions Satisfied			RUMA, Soil & Water, Wildlife/Species/Aquatic, Decommissioning Bond	

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

Meeting adjourned 7:45 PM

ATTEST:

Alan D. Stock, Zoning Inspector

