

XENIA TOWNSHIP ZONING COMMISSION MEETING

June 8, 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 June 8, 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, Alan Stock. One guest, Mark Bonfas, Hull and Associates, a Consultant for Samsung.

The minutes from the April 26, 2022 Zoning Commission meeting were read for additions or corrections. Mr. Ferguson moved to approve the minutes from the April 26, 2022 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a brief discussion of Bed and Breakfasts (Air B&B, B&B) in Xenia Township, an update on the 1-year 5-year Time of Travel Map Amendment, and a potential Text Amendment for the updated FEMA Flood Plain Map.

The discussion turned to a possible Scenic Overlay Map and Text amendment and the process necessary to get approval from the Trustees.

The discussion turned to the Utility Scale Solar Energy Documents List. The list was read through for clarification and editing.

Utility Scale Solar Energy Document List

Document Name	Project Phases					
	Project Introduction with Zoning Inspector	Submit Application to BZA	Conditional Use Approval	Zoning Certificate Application	Annual Inspection	Decommissioning
Application Cover Sheet	Draft	Final				
Existing Land Use Description	Draft	Final				
Conceptual Site Operations Plan	Draft	Proposed	Final			
Conceptual Construction Management Plan	Draft	Proposed	Final			
Conceptual Decommissioning Plan and Bond Conditions	Draft	Proposed	Final			
RUMA Conditions	Draft	Proposed	Final			
Conceptual Soil & Water Conservation Plan	Draft	Proposed	Final			
Conceptual Wildlife and Species Management Plan	Draft	Proposed	Final			
Conceptual Emergency Action Plan	Draft	Proposed	Final			
Approved RUMA				Approved by County Engineer and Township Road Department		Approved by County Engineer and Township Road Department

Approved Soil & Water Conservation Plan				Approved by County Soil and Water District		
Approved Wildlife and Species Management Plan				Approved by Federal and State Agencies, as needed		
Approved Emergency Action Plan				Approved by Township Fire Department		
Detailed Site Operations Plan				Final	Updated as Needed	
Detailed Construction Management Plan				Final		
Detailed Decommissioning Plan				Final	Updated as Needed	Updated as Needed
Decommissioning Bond				Initial Bond Issued	Updated at least every five years	Released after Decommissioning is Complete

The discussion then turned to ODNR guidelines for Utility Scale Solar and how to possibly intertwine their guidelines with Xenia Township guidelines for Utility Scale Solar.

The next discussion was regarding potential fire hazards from the solar panels, it was discussed that the panels rarely catch fire, but the transformers could and that the fire would be fought like a power line transformer fire. It was then discussed the training that the fire fighters will receive.

The last topic for discussion was the Board of Zoning Appeals hearing process. It was discussed that there should probably be multiple public hearings held for a Conditional Use for Utility Scale Solar.

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

Meeting adjourned 8:05 PM

ATTEST:

Alan D. Stock, Zoning Inspector