

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
June 2, 2025

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 2, 2025, at 7:02PM by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Rebecca Miller, Bob Petruschak, Matt Cooper, Ron Reagan, Zoning Officer, Ed Reid, and Secretary, Cindy Parrish. All others in attendance are noted on the attached sign-in sheet or mentioned in the minutes.

Applicants to be heard:

GreenKey Development, LLC (solar farm): Sketch Plan

Tracy Tackett and Jackson Nolan were present to present a sketch plan for an approximately 40 acre solar farm on Ellistown Road. They stated that evergreens will be provided to block the view from neighbors and that the type of evergreens will be chosen with neighbors' input. There will be 15' of open space between the panels for maintenance/emergency response, and the panels will now be only 2-4' above the ground as the racking system they will be using is lower to the ground.

Storm water and erosion and sediment controls were discussed.

The layout of the site has been modified from the site plan (sketch) that was submitted for the meeting.

The conditions set in the Conditional Use hearing were discussed and addressed. GreenKey would request that the decommissioning bond be posted prior to activation of the site rather than during Preliminary Land Development approval as set in condition "p". Discussion was held, and it was understood that Athens Township does not require Final Land Development approval prior to construction.

Reagan requested extra copies of the emergency response plan for the neighboring municipalities, and Tackett agreed.

The panels are monitored remotely for any problems, but inspectors will be sent out on occasion. They may also maintain security cameras on site.

They are aiming to submit Preliminary Land Development plans for the August, 2025, meeting.

Zoning/SALDO updates:

Reid left the meeting at this time. Discussion was held on wedding/event venues and agritourism.

Reagan motioned that we recommend barn event venues to be a use not provided for. Miller seconded, and the motion carried unanimously.

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Minutes:

Motion to approve the minutes from the April 7, 2025, meeting was made by Cooper and seconded by Petruschak. Motion carried. Reagan abstained as he was not in attendance for that meeting. It was noted that there was no meeting in May, 2025.

Correspondence:

Correspondence was reviewed individually by the commission members and was noted on the agenda.

Chairwoman Carling adjourned the meeting at 8:19PM as there was no other business before the commission.

Respectfully submitted,

Cynthia R. Parrish
Secretary