

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
August 4, 2025

The regular meeting of the Athens Township Planning Commission was called to order on Monday, August 4, 2025, at 6:57PM by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Rebecca Miller, Bob Petruschak, Matt Cooper, Zoning Officer, Ed Reid, Secretary, Cindy Parrish, and township review engineer Wm. Skip Schneider from Bow Renewables. Ron Reagan was absent due to a conflict in schedule. All others in attendance are noted on the attached sign-in sheet or mentioned in the minutes.

Applicants to be heard:

GreenKey Solar Development: preliminary land development on Ellistown Road.

Tracy Tackett and Jackson Nickel from GreenKey Solar were in attendance to present the plans for a 9MW project that will be broken into 3 areas. There had been a previous request from a resident to extend the vegetation screening, and that request has been addressed. In response to the county's comment, the FAA determined that no application would be needed for glare. The glare analysis shows no impact to the neighbors. Storm water management, post-construction vegetation, and inverter placement were discussed.

Nickel and Schneider discussed the comment letter from Bow Renewables. Tackett noted that a draft decommissioning plan and emergency management plan were submitted with the application as per the conditions of the Conditional Use hearing.

The application was tabled until more information can be reviewed regarding the storm water management. We will revisit at the September meeting.

Zoning/SALDO updates:

The finalized solar updates were presented to the members. Discussion was held. Cooper will take on the responsibility of managing the revisions and formatting when SALDO is updated.

Minutes:

Motion to accept the minutes from July 7, 2025, was made by Petruschak and seconded by Miller. Motion carried unanimously.

Correspondence:

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

Chairwoman Carling adjourned the meeting at 8:40PM as there was no other business before the commission at 8:12PM as there was no other business before the commission.

Respectfully submitted,

Cynthia R. Parrish
Secretary