

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
October 6, 2025

The regular meeting of the Athens Township Planning Commission was called to order on Monday, October 6, 2025, at 6:58PM by Chairwoman, Marion Carling.

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

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. Tackett explained that the racking system has changed from the low-profile system that was previously discussed to a traditional fixed-tilt racking system with a maximum height of 9 feet. The access easement to the Rosh property in New York State has been shifted away from the neighboring property line and moved more to the south. A revised glare analysis was handed out. A landscaping plan was presented for along the adjacent residential property lines and the gaps in the existing vegetation. Some neighbors might be requesting smaller tree than the proposed green giant arborvitaes in order to maintain their view of the mountains behind the site.

Nickel addressed the layout of the plan. The grading as changed to accommodate the new panel style. There will be 4 infiltration basins which will utilize the existing topography. Storm water management was discussed.

The new comment letter from review engineer Schneider (dated 9/29/25) was discussed. There is proposed development within the infiltration basins. Schneider and Nickel discussed the possible implications this will have with Conservation District and the NPDES permit. Nickel and Tackett noted that any necessary design changes after working with the Conservation District will only reduce the scope of the project. Discussion was held about the upcoming 90-day timeline for action from the board.

Motion to review the plan was made by Cooper and seconded by Reagan. The motion carried, and the plan was reviewed with the following deficiencies noted:

1. Provide signatures
2. Need NPDES
3. Need township driveway permit
4. Provide additional information related to basins and emergency spillways. Define basin areas on plan view, provide cross sections of basin, and elevations/make-up of emergency spillways

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5. Infiltration devices are protected from sediment inflow by a sediment trap before discharging into the infiltration basin. Development is planned within the infiltration area.
6. Need O&M Agreement for the onsite stormwater facilities
7. If a map change is required as a result of the NPDES permit process, then the applicant must submit design changes to the Township Zoning Office for recommendation and comply with said recommendation.

Applicant will submit approval for extension on the 90-day approval deadline. Applicant will be on the October 29, 2025 Supervisors Agenda.

Zoning/SALDO updates:

Updates were noted by Miller. Cooper will work on the formatting of the charts and tables. Discussion on data centers was held.

Minutes:

Motion to accept the minutes from September 8, 2025, was made by Reagan and seconded by Miller. Motion carried. *NOTE: The minutes from August 4, 2025, were mistakenly left off the agenda and, as such, cannot be acted on at this time. They will be on the November agenda for approval. A draft copy of those minutes is available for review at the township office.*

Correspondence:

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

Chairwoman Carling adjourned the meeting at 8:56PM as there was no other business before the commission.

Respectfully submitted,

Cynthia R. Parrish
Secretary