

**XENIA TOWNSHIP JOINT TRUSTEE & ZONING COMMISSION**  
**MEETING**

August 29, 2017

**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 August 29, 2017 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Attendees: Jeffrey Zweber (ZC), Kent Harbison (ZC), Virgil Ferguson (ZC), Alan King (ZC), Ken Penewit (BZA), Scott Miller (Trustee), Steve Combs (Trustee), and Alan Stock (Administrator/Zoning Clerk)

Mr. Combs called the meeting to order at 6:00 p.m.

Mr. Combs stated that this meeting is for discussion purposes. This is a generalized meeting for all Boards to have discussions regarding the direction of each group.

Mr. Zweber advised that the Zoning Commission was currently splitting their meetings and discussing two topics each meeting. He stated that currently they were discussing the Land Use Plan and Fences/Screening. Mr. Zweber explained that the Zoning Commission decided to work this way because the discussion on the Land Use Plan was going to be a lengthy discussion. He explained how the Commission was progressing on the Land Use Plan so far. He advised that when the Commission finished Chapter One that they would send it to the Trustees for review.

Mr. Miller asked about the time frame of zoning, since there had not been any major changes in zoning and suggested putting different time frames for different locations throughout the Township depending on growth potential. Mr. King advised that they want to keep the Township with large parcels of Agricultural land, except in areas like Kil-Kare, Jasper Road, and Goes Station and areas that are already a mixed-use area where they can encourage continued growth. Mr. Combs stated he feels if they do not give the businesses that are in or want to be in Xenia Township some space to do what they want to do then he feels they are pushing businesses toward annexation. Mr. Combs stated that there was a fine line between keeping Xenia Township rural versus choking businesses out, so the Township needs to work on both.

Mr. Miller stated that there were other ways to have sewer/waste disposal without having a formal municipal system. Mr. King agreed and advised the Dollar General store had plans that did not include being on a municipal system. There was discussion about the Urban Service Boundary and how it was set up. Mr. Miller stated that they should consider looking at approaching this to work in the Township's favor.

Mr. Zweber stated that their current business districts all have the statement about having urban services except for neighborhood businesses. There was discussion about the business district and what should be available in them. Mr. Miller asked about the words "intended to" versus "required

to,” and that there was some leeway there. There was discussion about how to change the text to benefit these districts.

Mr. Combs asked if a PUD should be a priority. Mr. Zweber stated that this was recently brought up to the Zoning Commission and it was a zoning philosophy. Mr. Zweber stated that a PUD allows the Zoning Commission to control things that the Board of Zoning Appeals would typically consider on a case by case basis. Mr. Zweber stated that he believes PUD’s were invented to handle land with a mixed use like The Greene, but Xenia Township does not have any mixed use. He stated that they can also be used for historic districts. Mr. Combs asked why the opposition in the Kil-Kare case was pushing a PUD if they were intended for mixed use purposes. Mr. Zweber stated that with that case it would have only ensured that good looking Store and Locks would have been built, because the PUD would have narrowed what was allowed, like setbacks, color of paint used and other expenses. Mr. Combs stated that the PUD would basically micromanage the process. Mr. Zweber agreed and stated it would drive up additional expense. There was discussion about where this could apply within the Township. Mr. King asked if they should work on the PUD to make it more streamlined. Mr. Miller stated that where and how he saw the benefit of a PUD, but it needs to be simplified so that it benefits the business, the owner and the township. There was discussion about the benefits of a mixed use versus a PUD.

Mr. King showed the Trustees all the principle uses that were under heavy industrial district and stated that he was thinking about condensing the list. Mr. Combs advised that this was not a black and white area. Mr. King stated that each district has a different amount of principle uses and that working on these lists could be helpful. Mr. Combs asked if not listing the uses could open a can of worms. Mr. King stated that a definition would need to be crafted to cover what principle uses needed to be included. There was discussion about different uses within the different business districts.

Mr. Combs stated he wanted to discuss the Adult Entertainment Regulation and licensing. Mr. Stock advised that they need to look at the physical aspects, how much would be charged and whether it would be annual or not, environmental issues, and any nuisance issues. Mr. King stated that the Commission would need to decide how the fees could be set up. Mr. Zweber stated that there was an application for mining operations and it could be modeled similar to it, require copies of any licenses, bonds and the like. Mr. Miller stated that other jurisdictions already have these businesses and maybe they could see what they have in place to handle this.

Mr. Combs stated that he would like to review the sign policy reviewed since election time was approaching. Mr. Stock advised this had been discussed and that the policy had been sent to the Greene County Board of Elections. Mr. Combs stated that something should be sent out to each individual. Mr. Stock advised that it would be on the website and maybe social media. There was discussion about the signs policy.

Mr. Combs moved to adjourn at 7:10 p.m.

ATTEST:

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Alan D. Stock, Zoning Clerk