

XENIA TOWNSHIP ZONING COMMISSION
MEETING

March 3, 2015

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 March 3, 2015 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH 45385 with the following members present:

Virgil Ferguson, Willie Washington, Jeffrey Zweber, Alan Stock.

Chairman Jeffrey Zweber called the meeting to order at 6:09 p.m.

A motion was made by Willie Washington to approve the January 27, 2015 Zoning Commission meeting minutes, seconded by Virgil Ferguson. All voted aye. Minutes were approved.

Discussion began with sign text language working copy dated 1/27/2015. Mr. Zweber asked Mr. Stock about issuing permits for signs. Stock gave an overview of issuing permits for signs. He showed the general application for wall signs with a fee of \$25 and freestanding signs with a fee of \$50. He said the permit application asks for the total area of a sign. He also said the Trustees set the fees for sign permits.

Mr. Zweber said in the Zoning Resolution, Section 523.2, permit language is very generic. If a person wants a building or structure they must get a permit. In the Resolution buildings and structures are defined. Mr. Stock said a structure is defined as anything that requires a permanent location on the ground or attachment to something having location on the ground. That is why there was an exception to the setback rule the Zoning Commission put in for allowing structures closer than setbacks allow. Mr. Zweber said if a wall sign is wanted on person's building they get permit once to put it up--they can change the message as often as they want and they don't have to get a new permit each time. Mr. Zweber said similarly ground signs that are permanent meet the definition of structure. He said it is the permanent sign vs the temporary sign that is the issue. Mr. Zweber said the campaign signs put up on the flimsy wires are temporary signs that do not seem to need a permit as the text is currently written. Mr. Stock said for home occupation permit there is fee of \$50, and he does not make them get a separate permit for a sign. Mr. Stock said people are getting around having a temporary sign permit by putting the sign on wheels on a trailer and wheeling them out. Mr. Zweber said if they are going to license the trailer they can do it. Mr. Zweber said if a trailer has no writing on it there are stipulations in the resolution about where it can be parked. He said if the trailer is not licensed and has writing on it, it is a sign. The question was what kind of sign. Mr. Stock said there are about four signs on trailers in the Township. The temporary sign definition needs to be clarified. There was a question about how to educated people about changes in rules for political signs. A suggestion was made to take brochures to the Board of Elections for distribution. There was

discussion about permanent mobile signs and how long temporary should be. If considered a sign, all set back rules apply and square footage rules apply. Campaign signs and work done by person signs should all have to comply with the rules. Mr. Ferguson asked if the two semi-trailer signs are grandfathered in. The answer was yes. There is a need to clarify in the definitions for sign whether it is permanent or temporary. Mr. Zweber said to him a temporary sign goes away. Mr. Washington said on working copy page 2, #9 a temporary sign was to be removed within ten (10) days. He said some signs lend themselves more to being removed after a certain time. If an event has certain date(s) this could pertain. The Commission said they wanted to look at working copy page 2, #9 and the Temporary Sign definition. Mr. Zweber said people seem to be worried about the wire-framed yard signs staying out for six months at a time. Mr. Stock said in his mind he wants to regulate sign to conform with size and placement. All signs, permanent or temporary, must meet limitations of size and placement as indicated by the zone they are located. The Commission changed the definition on working copy page 5 to say: "Signs (Temporary) Freestanding signs that do not require a permanent location on the ground. These signs must also comply with the district and road frontage requirements." The Commission will look at this again next time. Mr. Zweber asked about working copy, page 2, #9 and asked if they should they get rid of the 10 days? They are not talking about signs in right-of-way as the Road Department can pull them out. They also talked about signs on abandoned property--the Commission would put this in a nuisance property category and let the Trustees deal with it. The Commission decided to keep working copy, page 2, #8 and delete #9. They also decided to delete working copy, page 3, #4. The only charge for permit is for permanent signs.

It was noted by Mr. Washington that in the working copy, page 4, #517.4.4 and 517.4.5 the text needs changed to one hundred twenty—the number was already changed.

Working copy, page 4, 517.4.2 is still highlighted as the Commission is not finished with it yet.

The Home Occupation definition, working copy, page 6, still needs work as there is conflict with it in other places. Mr. Zweber suggested that all sign text in Home Occupation is not needed because it is covered in the District text. If they feel like there is too much signage in a particular zone, the Commission can adjust the signage in a zone. Generally the home occupations are located in the R district. Home occupation can be 25% of home use. Currently on 150' of road frontage they can have 4' x 8' double sided sign. There was a suggestion to allow 25% of the sign size in a Home Occupation case. There was discussion about a home business owner having restrictions on the sign they are allowed in their own yard but they could pay a neighbor to put a sign about their business in their yard with no restrictions. Mr. Stock spoke about a man running auto repair business in his garage with an air compressor and bright lights within 15 feet of the neighbor's bedroom window. He said he would like to protect neighbors from persons bringing business into their homes with signage. Mr. Zweber said they could limit signage. The Commission will look at the residential area Murray Hill to get ideas about signs for home occupations. A business in a neighborhood is not customary and a sign in a neighborhood should not be customary. They cannot discriminate against political sign and cannot discriminate against business sign. Mr. Ferguson suggested dropping the size of signs in

Residential. Mr. Zweber said as currently drafted a sign can be a double sided sheet of plywood, illuminated until 11:00 p.m. and 40 feet in the air in a Residential District. That does not sound like what the Commission wants to see. Mr. Washington asked if the definition for Home Occupation included a garage as it says dwelling unit. This will be added to the agenda for the next meeting.

The next meeting will be March 24.

Virgil Ferguson made a motion to adjourn the meeting, Willie Washington seconded. All voted aye. Meeting adjourned at 7:45 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk