

XENIA TOWNSHIP ZONING COMMISSION
MEETING

June 23, 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 June 23, 2015 at 6:00 p.m. at the Xenia Township Trustees' Office, 8 Brush Row Road, Xenia, OH 45385.

Chairman Jeffrey Zweber called the meeting to order at 6:17 p.m.

Roll Call: Virgil Ferguson, Kent Harbison, Willie Washington, Jeffrey Zweber, Donna Randall and Alan Stock.

A motion was made by Virgil Ferguson to approve the May 26, 2015 Zoning Commission meeting minutes, seconded by Kent Harbison. All voted aye. Minutes were approved. Mr. Zweber said he would like to approve all public hearing minutes for the proposed sign text amendments at the same time.

Jeffrey Zweber asked if there was anything to discuss about the sign text amendments before the public hearing. He said they received the report from Regional Planning and they generally did not like them--two specific issues were setbacks on adjoining properties and Section 517.2.5 of the working copy about bulletin boards. Mr. Zweber thought they had already deleted the point about bulletin boards. Mr. Ferguson questioned if the Trustees turn down the sign text amendments, whether the Commission will have to start over. Mr. Stock said the Trustees could accept the text amendments with no revisions, reject them, or make minor revisions and pass them. He heard from one of the Trustee who sits on a Regional Planning Committee that there was a question about 40' maximum height in the R-1 District and potential number of signs. He did not understand how Regional Planning could say the proposed text amendments do not represent a better set of regulations than those currently in existence. Mr. Zweber said the other ones were unenforceable and unconstitutional. Mr. Stock said the report said the proposed text amendments do not appear to reflect the level of community standards exhibited by Xenia Township both today and in the past. The report also said the proposed text amendments do not reflect the appropriate regulations regarding the height, size and number of signs. Mr. Stock questioned who sets the standard. Regional Planning did not recommend adoption of the text amendments. Mr. Zweber said Regional Planning's table does not match his understanding of what the Zoning Commission wrote. Regional Planning said there cannot be a 25 square feet face in R-1 and E Districts. There was discussion about the size of signs allowed. Mr. Stock said they do not have road frontage listed for RM (Residential Multi-Family). In IG the table seemed to be right, but in other districts the Commission did not follow what Regional Planning was saying. They are allowed one double-sided big sign and however many small signs according to road frontage. Dr. Washington asked what happens based on their recommendation. Mr. Stock said Regional Planning's input is not binding unless they have said the Commission has violated the ORC. There was discussion about what if any changes the

Zoning Commission wants to make to the text. There was a suggestion to correct the table from Regional Planning.

Mr. Stock said when the Zoning Commission passes the text amendments the Trustees will set a date for the public hearing for the text amendments. He would like to see members of the Commission attend if possible.

Mrs. Randall asked if Regional Planning has any validity with the 40' height and number of signs. Mr. Stock answered he has shared with them that the Zoning Commission takes the approach that landowners have the right to do what they want with their own property. The 40' maximum on freestanding signs is consistent in every area, and the Commission has taken steps to restrict the size and number of signs trying to reflect the Residential area. There was discussion about policing the number of signs and the fact there will be unintended consequences. They looked at six or seven different zoning resolutions when they first started on sign text.

The next topics of discussion will be solar and wind turbines. Mr. Stock noted the email from Stephen Anderson which gave a minimum number of kilowatts of usage that can be zoned-- otherwise it would be a public utility. He said another thing coming up is methane gas which is an agricultural by-product. He said there is a question of whether it is farming because it is not animal husbandry. Mr. Stock said they basically do not have any control over cell towers with the exception of it being put up in a residential area. Mr. Zweber asked if a generation plant could go in anywhere. Mr. Stock answered it would probably be in a manufacturing district. He said if a solar panel was attached to a structure it would be considered an addition and if free standing it would be an accessory structure. Harold Snyder asked for these topics to be discussed.

Willie Washington made a motion to adjourn the meeting, Virgil Ferguson seconded. All voted aye. Meeting adjourned at 7:10 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk