

XENIA TOWNSHIP ZONING COMMISSION

PUBLIC HEARING

September 23, 2014

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 Public Hearing on September 23 at 7:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Kent Harbison, Alan King, Willie Washington, Jeffrey Zweber and alternates Donna Randall and Harold Snyder. Also present was Alan Stock, Zoning Inspector/Clerk. As there was an even number of members present, Mr. King sat Mr. Snyder as an acting member.

Chairman Alan King called the Public Hearing to order at 7:13 p.m. The purpose of the Hearing was to consider the proposed addition of Rural Entertainment and Hospitality definition and the addition of Conditional Use 400.4.13 Rural Entertainment and Hospitality to the Xenia Township Zoning Resolution.

Alan Stock stated the proposed text amendments:

- Addition of Conditional Use 400.4.13 Rural Entertainment and Hospitality under Section 400.3 Conditional. Uses.
- Addition of 400.8 Signs, Refer to Article V, Section 517.
- Addition of 400.9 Accessory Parking, for parking space required by use see Article V, Section 514.
- Addition of a definition for rural Entertainment and Hospitality to Section 201 Definitions: **Rural Entertainment and Hospitality:** A private business enterprise, offering a venue for non-public events on agricultural property that includes non-agriculturally related activities such as: barn dances,-weddings, receptions, official or formal ceremonies, social gatherings, family reunions, campfires, picnics, retreats or special events. Such activities shall take place between the hours of 9:00 a.m. and 11:00 p.m., not more than twelve (12) days a month, and for no more than three (3) consecutive days.

Notice of the public hearing was published in the August 30, 2014 Xenia Gazette and on the Xenia Township website.

Dan O'Callaghan said he has a farm and it is a business and the way it is written looks like he could not have a family reunion on his property. He suggested changing a few words such as "a private business enterprise offering a venue for a fee for non-public events..."

Alan King asked for comments in favor of the zoning text change—there were no comments.

Alan King asked for comments against the zoning text change—there were no comments.

Jeffrey Zweber suggested adding the words “A private business enterprise for the purpose of offering a venue for . . .” for clarity.

Mr. O’Callaghan said with the existing Zoning Resolution there is no ordinance to prohibit having the events. With the proposed text he could not hold anything else on his property.

Alan Stock asked if the intent is to get a permit for a conditional use whenever holding the event the first time. Jeffrey Zweber answered yes they would have to get permit for a conditional use. Anyone can have a private event without a permit. If a person wants to hold numerous events the Commission would want them to consider having the property rezoned as Business instead of Agricultural.

Alan King suggested an amendment to say “A private business enterprise for the purpose of offering a venue for a fee for non-public events on agricultural property . . .”

Willie Washington spoke about the fee or donation idea for clarity. If doing a donation there is no need for a permit. Mr. Washington suggested deleting the words “or special events”. The Commission decided to remove this phrase and to put in “a fee”.

Alan Stock read the amended definition:

Rural Entertainment and Hospitality: A private business enterprise for the purpose of offering a venue for a fee for non-public events on agricultural property that includes non-agriculturally related activities such as: barn dances, weddings, receptions, official or formal ceremonies, social gatherings, family reunions, campfires, picnics or retreats. Such activities shall take place between the hours of 9:00 a.m. and 11:00 p.m., not more than twelve (12) days a month, and for no more than three (3) consecutive days.

A motion was made by Mr. Zweber to approve the Rural Entertainment and Hospitality definition and the addition of Conditional Use 400.4.13 Rural Entertainment and Hospitality, as well as the addition of 400.8 Signs and 400.9 Accessory Parking to be consistent with other text in the Resolution. Seconded by Mr. Harbison. All voted AYE, with no abstentions. Motion PASSED. These text amendments will now be sent to the Trustees for their consideration.

Mr. Zweber made a motion to adjourn the Public Hearing. Mr. Snyder seconded. All voted in favor to adjourn. The Public Hearing adjourned at 7:40 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk