

XENIA TOWNSHIP ZONING COMMISSION MEETING

August 25, 2020

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 25, 2020 at 6:00 p.m. at the Xenia Township Office, 8 Brush Row Road, Xenia, OH 45385; this meeting was advertised on the Xenia Township website within 24 hours of scheduling the meeting.

Jeffrey Zweber called the meeting to order at 6:05 p.m.

Attendees: Jeffrey Zweber, Alan King, Virgil Ferguson, Roy Colbrunn and Alan Stock. Jim Pile, Road Superintendent was the only guest.

The minutes from the July 28, 2020 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the July 28, 2020 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

An overview was given for Mr. Pile regarding previous discussions of Section 404, types of streets, street access, and future land use in zoning districts.

Mr. Pile, Road Superintendent, presented a list of Township roads and what they are currently classified as. He stated that 97% of the roads are currently listed as Local Roads, and that there is very few Collector or Arterial Roads within the Township. He gave the example that Bickett Road is considered both an Arterial and Collector Road. He went on to state that the Arterial Roads are more for speed, that they have less traffic lights and higher speeds. The higher the speed limit, the higher the road classification, the lower the speed limit, the lesser the road classification; local roads. Mr. Pile listed some of the classifications of the road types, Arterial Roads could have all the painted markings (sides and center) and no sidewalks, Collector Roads could have the center lines and Local Roads could have a stop bar and sidewalks. He further stated that Greene County was also in the process of labeling roads.

A discussion arose regarding how Township, Greene County and ODOT will work together to make Township roads safer and with the classifications of the Township Roads.

It was stated that the reasoning for wanting to classify roads is to know where to encourage new development within the township, where new roads and new accesses to roads could be placed, and while putting in new roads, where they can safely egress and ingress.

Mr. Pile stated that a developer would put in a new road, under the Road Superintendent's supervision, and that when the road was completed, Xenia Township would then maintain the new road.

A discussion arose regarding the maintenance of our existing Township roads. It was stated that the Township's existing Local Roads were not designed to carry heavy vehicles, but the Rural areas were designed for bigger heavier vehicles. A discussion of area roads that could withstand increased traffic ensued. It was further stated that the Road Department should be involved with future development plans to ensure that the existing roads can withstand the increased traffic.

A discussion of possible making a "checklist" for future developers arose. It was stated that the checklist should include, water and septic, type of road, noise, lights, increased traffic, and to also include Fire Department, Sheriff and Road department specifications. This checklist will allow developers to be pointed to areas that can withstand their proposed developments.

The question was asked as to how we could get all the roads within the Township labeled. Mr. Pile stated that Greene County has a list of the road types. He further stated that the Federal Highway draws up the classifications and sets the parameters for the roads and that Township, County and State follows that.

A discussion regarding Regional Planning wanting to combine Land Use Plan and Thorofare Plan. Examples were then given of State and Local guidelines for area roads. The process of changing speed limits and adding no parking to a road was also discussed.

The meeting switched to discussion topics for the upcoming Combined Meeting. The topics for discussion should be: Home Occupations, Mixed Uses, Agra Entertainment, Tiny Houses, Wineries, and Planning of Land Use, Thoroughfare, and Infrastructures.

The Reading of Section 405.1, IG, Intent and Purpose was read and modified to now read as: This district is provided for the use of educational institutions, hospitals, residential social services facilities, and other institutions of a religious, charitable, philanthropic or government agency nature. And shall be no less than 1.5 contiguous acres with minimum lot sizes of one and one half (1 ½) acres. Adjacent lots with a minimum size of one and one half (1 ½) acres and 150 feet of a shared lot line or road frontage may be added to an existing IG Districts by a Zoning Map Amendment. This district should only be at locations which possess access from Arterial or Collector Roads without passing through areas with lower intensity.

A discussion regarding Spot Zoning arose. Spot Zoning definition was read: Creating or modifying district sizes such that the resulting sizes are less than the minimum district size specified in Section 404. It was stated that if a district is across, adjacent to or touching another zone, it is not Spot Zoning. The process of applying for spot zoning and area variances were discussed. It was discussed to allowing Spot Zoning on a conforming area only one time and if the access roads matched the development.

Mr. King moved to adjourn; Mr. Colbrunn seconded the motion. All voted aye.
Meeting adjourned at 8:10 p.m.

ATTEST:

Alan D. Stock, Zoning Inspector