

XENIA TOWNSHIP ZONING COMMISSION MEETING

February 23, 2021

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 February 23, 2021 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 6:15 p.m.

Attendees: Jeffrey Zweber, Roy Colbrunn, Alan King and Alan Stock. No guests.

The minutes from the January 26, 2021 Zoning Commission meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the January 26, 2021 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The minutes from the January 20, 2021 Joint Boards meeting were read for additions or corrections. Mr. Zweber moved to approve the minutes from the January 20, 2021 meeting. Mr. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of Section 404, Schedule of Yard, Lot and Building Requirements. The discussion was regarding R-M maximum and minimum district size section. It was decided to change it to ten (10) acres with an asterisk at the top of the Schedule stating to see District Description for exceptions.

The next topic was a discussion of differences and similarities between the B and M Districts.

B-2 is designed to provide for retail businesses and personal services with limited intensity. M-1 is designed to provide development with limited external effects. It was discussed how traffic volume is a major factor within the Districts.

The Definition of Small Business Retail was read: Open to the public for the individual sale (vs wholesale) of good or services for end use by the customer with all business actions conducted within the structure. It was decided to change the title from Small Business Retail to Retail Business/Personal Services.

The next discussion was how to limit intensity within Districts. It was agreed that the Footprint of Principal Building or Business Maximums, access and sewer and water would limit the intensity per District. It was agreed that the phrase “with limited intensity” be taken out of the Intent and Purpose in B-3, to now read, This District is designed to provide for retail businesses and personal services.

The next topic was M-1 and M-2. M-1 Light Industrial/Office is designed to provide development with limited external effects. M-2 Heavy Industrial/Office/Open Air Amusements is designed to provide heavy development with significant external effects. It was stated that the difference between M-1 and M-2 is the external effects clause.

The discussion furthered to state that the major difference between B and M Districts is that B's are mostly open to the public, while M's are mostly not open to the public. It was also suggested to place restrictions for placement of M Districts next to Residential District. The topic of Screening requirements for the M District arose.

Areas in Xenia Township that are B's and M's were explored. The discussion of businesses that would produce loud noise, foul smells and outdoor amusements and their District placements arose.

The last discussion was if it would be beneficial to combine M-1 into the B-2 or B-3 Districts based upon intensity. The Principal Uses with large external effect would stay in M-1 and M-2 would change to M-1.

Mr. Zweber moved to adjourn; Mr. Colbrunn seconded. Meeting adjourned at 8:00 PM.

ATTEST:

Alan D. Stock, Zoning Inspector