

XENIA TOWNSHIP ZONING COMMISSION MEETING

January 12, 2022

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 January 12, 2022 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 6:10 p.m.

Attendees: Jeffrey Zweber, Virgil Ferguson, Roy Colbrunn, Alan King, Chris Stout and Alan Stock. One guest, Mark Bonfas, Hull and Associates, a Consultant for Samsung.

The minutes from the November 30, 2021 Joint Boards meeting were read for additions or corrections. Mr. Ferguson moved to approve the minutes from the November 30, 2021 meeting. Mr. Zweber seconded the motion. All voted aye, MOTION PASSED.

The minutes from the December 8, 2021 Zoning Commission meeting were read for additions or corrections. Mr. King moved to approve the minutes from the December 8, 2021 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a welcome to the new Zoning Commission member, Chris Stout.

The next topic was a discussion of when to hold a Public Hearing regarding the Well Field Protection Overlay Map Amendment. There was also a brief discussion

of the upcoming Board of Zoning Appeals hearing that is to be held on January 19, 2022.

The meeting turned to a recap of the last Zoning Commission meeting and a discussion of going to see a working Utility Sale Solar Energy System Facility in Brown County.

The next discussion was regarding Protected Land Uses and areas within Xenia Township that should be protected in the Scenic Land Use Overlay District.

The next topic was the writing of the new Section 414 Scenic Overlay District Intent and Purposes to read:

SECTION 414 SCENIC OVERLAY DISTRICT:

414.1 Intent and Purpose:

The Scenic Overlay District shall be an overlay to the existing underlying district(s) as shown on the Official Zoning Map, and as such, the provisions for the Scenic Overlay District shall serve as a supplement to the underlying district provisions. This overlay is comprised of lands that are to be screened from Non-Residential and Non-Agricultural buildings, structures or land uses. It is intended to preserve the scenic natural beauty of Xenia Township.

The discussion then turned to including bike paths into the Scenic Overlay District and other road ways and water ways that should be included. It was agreed that bike paths should be included in Section 515.3 Protected Land Uses, sentence 5 to read; Public/private recreational areas including country clubs, gulf courses and bike paths.

The next topic for discussion was screening. Section 515 Screening of the working copy was read. It was agreed to reword the definition to read,

SECTION 515 SCREENING:

Screening shall be required for non-residential and non-agricultural building, structures or land uses on a lot that adjoins or faces any protected land uses. The plan for screening shall be submitted and approved by the Zoning Inspector.

Mr. Stout called to adjourn and Mr. Ferguson seconded the motion.

Meeting adjourned 7:50 PM

ATTEST:

Alan D. Stock, Zoning Inspector