

**XENIA TOWNSHIP ZONING COMMISSION
PUBLIC HEARING
ZONING MAP AMENDMENT 622 STATE ROUTE 380
M36000200320006800 and M36000200320005000
AGRICULTURAL (A) TO HIGHWAY BUSINESS (B-3)**

MAY 16, 2023

The Xenia Township Zoning Commission held a public hearing on May 16, 2023 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH 45385.

Chairman Jeffery Zweber called the meeting to order at 6:00 p.m.

All participated in the Pledge of Allegiance.

Roll Call: Roy Colbrunn, Terry Fife, Chris Stout, Jeffrey Zweber, Alan Stock, Zoning Inspector.

Jeffrey Zweber, Zoning Commission, explained the rules and procedures for the Public Hearing and asked Alan Stock, Zoning Inspector to go over the Ohio Revised Code (ORC) requirements for this hearing and whether these have been met.

Alan Stock, Zoning Inspector, went over the Exhibits for this hearing and discussed each of them, and after checking all exhibits he stated that he agreed that all of the ORC procedures have been met and have been verified and placed so that the Zoning Commission can hear this application in its entirety this evening.

Exhibit A: Application

Exhibit B: Greene County Regional Planning and Coordinating Commission Recommendation

Exhibit C: Proof of Public notices (Newspaper Notice, Sign, Letters Neighbors, Website, Procedure Check List)

Exhibit D: Agenda

Exhibit E: Public Comments

Jeffrey Zweber, Zoning Commission, asked the petitioner to step to the podium and make their presentation.

Brent Wilson, Leasee, 1885 Bellbrook Ave, Xenia, Ohio, stated that the goal is to create a Class A vehicle storage facility. He went on to state that the property was previously used for storage. Mr. Wilson stated that the maintenance plans for the property are to, clean the property, clean and paint the buildings, sealcoat the asphalt. He stated that the property is almost entirely fenced in, and everything would be stored

inside the fence and most of the buildings will be used for inside storage, and they intend to lease out the shop buildings. Mr. Wilson went on to state that the big fuel tank will be removed and that cameras will be installed on the property. Mr. Wilson then stated that they have done storage in Xenia for 30 years, but it is mostly outside vehicle storage and Xenia has a need for inside vehicle storage. He stated that they want to be good neighbors.

Jeffrey Zweber, Zoning Commission, asked the Zoning Commission if they had any questions.

Roy Colbrunn, Zoning Commission, asked if the facility would have 24-hour access.

Brent Wilson, Leasee, 1885 Bellbrook Ave, Xenia, Ohio, stated that 24-hour access was not an option and that the hours of operation would be 6:00 AM to 10:00 PM.

Roy Colbrunn, Zoning Commission, asked if all the vehicles would be parked indoors or if they would utilize the outdoor area also.

Brent Wilson, Leasee, 1885 Bellbrook Ave, Xenia, Ohio, stated that everything would be parked inside a building or inside the fence. He went on to state that the entire perimeter is fenced in.

Chris Stout, Zoning Commission, asked if they planned to add any additional buildings on the property.

Brent Wilson, Leasee, 1885 Bellbrook Ave, Xenia, Ohio, stated that at this time, they only plan to utilize the existing buildings and not to add any new buildings.

Terry Fife, Zoning Commission, asked Mr. Wilson to point out the fuel tank and the use of each of the buildings.

Brent Wilson, Leasee, 1885 Bellbrook Ave, Xenia, Ohio, did so.

Alan Stock, Zoning Inspector, stated that the petitioners were only sharing what they would like to do in the future, and that should the rezone be approved, they would still need to get BZA approval for the Lock and Store.

Jeffrey Zweber, Zoning Commission, asked if there would be access to the front building.

Brent Wilson, Leasee, 1885 Bellbrook Ave, Xenia, Ohio, stated that they intended to lease that building as it has a small office that could be used by a professional.

Jeffrey Zweber, Zoning Commission, asked if the other buildings were to be leased to other people, would they set their own hours of operation.

Brent Wilson, Leasee, 1885 Bellbrook Ave, Xenia, Ohio, stated that the hours would only be 6:00 AM to 10:00 PM, with no ability for 24-hour operations.

Jeffrey Zweber, Zoning Commission, asked for public comments

Marissa Cancino, 649 State Route 380, Xenia, Ohio, stated that she lives directly across the street from the facility and has a very vested interest. She stated that it is a little scary to live across the street from a business. She went on to ask would happen if they sold and the next owners wanted to put in a gas station or restaurant. She went on to say that with it being rezoned, the property could become anything. Ms. Cancino stated that she was not for or against, just concerned.

Jeffrey Zweber, Zoning Commission, stated that Exhibit C shows all the Permitted and Conditional Uses allowed in a B-3, he went on to state that screening would be required for anyone that develops the property.

Deborah Quirk, 189 Ledbetter Road, Xenia, Ohio, stated that this area is already a high traffic area and there are a lot of people speed in the area also. She went to state that Athletes in Action caused an increase in traffic and she is worried about accidents. She went on to say that by rezoning this parcel could open the door to others wanting to take parcels and rezone for business and there could be hotels and gas stations.

Terry Fife, Zoning Commission, asked Ms. Quirk if the area she was referring to was in the City or Township.

Deborah Quirk, 189 Ledbetter Road, Xenia, Ohio, stated that it was in the City.

Chris Stout, Zoning Commission, stated that the area being referred to was State Route 380 and Ledbetter Road, and if there was a stop sign on Ledbetter Road.

Deborah Quirk, 189 Ledbetter Road, Xenia, Ohio, stated that there is a stop sign on Ledbetter Road at State Route 380.

Anthony Holtvoigt, 1541 State Route 380, Xenia, Ohio, stated that he farms land around the property. He went on to state that he was interested in purchasing the property for a body shop. He went on to state that Mr. Wilson did not have clear plans for the property and that they have a huge list of operations for one property. He went on to state that they were proposing bringing in a variety of businesses and that it should only be one business on the property.

Brent Wilson, Leasee, 1885 Bellbrook Ave, Xenia, Ohio, stated that there are multiple buildings on site with multiple uses for each building.

Anthony Holtvoigt, 1541 State Route 380, Xenia, Ohio, stated that the facility should be used all for storage and that the buildings should be torn down and nicer ones built.

Dan Wilson, Leasee, 1885 Bellbrook Ave, Xenia, Ohio, stated that they did not build the buildings, and they are proposing the best use of the existing facility. He went on to state why the parcels are zoned AG is crazy to him. He stated that the zoning needs to meet the needs of the new owners with the same uses. Mr. Wilson went on to state that the traffic count would be less than when ODOT was there.

Jeffrey Zweber, Zoning Commission, asked if there were any suggestions for addressing the traffic concerns.

Anthony Holtvoqt, 1541 State Route 380, Xenia, Ohio, stated that a light should be placed there.

Deborah Quirk, 189 Ledbetter Road, Xenia, Ohio, stated that she has a problem with a light there, because it would cause accidents and that people needed to slow down in that area.

Alan Stock, Zoning Inspector, stated that this is a high density use property on a highway and the question when rezoning is if the road can handle high density traffic.

Chris Stout, Zoning Commission, asked if there was any other B-3's in the area.

Alan Stock, Zoning Inspector, stated that to the North is Athletes in Action Sports Complex and to the South is the US 35 Bypass and Innovation Way, Xenia City's Business Park.

Neil Holtvoqt, 1056 Lee Ann Drive, Xenia, Ohio, stated that a traffic analysis should be conducted.

McKim Barns, 2330 Clark Run Road, Xenia, Ohio, asked if there had been traffic counts done in the area.

Jeffrey Zweber, Zoning Commission, stated that none had been presented to the commission if any had been done.

Alan Stock, Zoning Inspector, stated that zoning does not have any authority over speed, lights, turn lanes, etc. and that State Route 380 is a highway and is ODOT's responsibility. He further stated that zoning is for use and deciding if a use is appropriate for a road.

Deborah Quirk, 189 Ledbetter Road, Xenia, Ohio, stated that when stopped at the stop sign on Ledbetter, you have to move up to be able to see oncoming traffic. She

went on to state that had she known a business would be moving into the area, she would have never bought her house.

Jeffrey Zweber, Zoning Commission, closed public comments.

Jeffrey Zweber, Zoning Commission, asked for Zoning Commission deliberation.

Jeffrey Zweber, Zoning Commission, stated that how this property was ever Ag and became a business and stayed AG was beyond him. He went on to state that reclaiming the property as farm land would be impossible. He stated that it could stay AG and become a home or church, but the church would increase traffic. He went on to state that across the street and to the West, into the city is Residential, and to the East is the City's Business Park. Mr. Zweber stated that he has faith in zoning to protect residents with screening. He stated that traffic is in the top three concerns for residents, and that if the traffic gets worse, ODOT could make road adjustments. He went on to state that this is a property in the Township surrounded by the city. Mr. Zweber stated that he plans to vote in favor and that he has faith in zoning to protect residents with screening for whatever business is on the property.

Chris Stout, Zoning Commission, stated that the property is zoned AG and the property being used as AG is slim to none. He further stated that the property already had buildings there set up for businesses.

Roy Colbrunn, Zoning Commission, stated that he agrees with everything that has been said. He went on to state that the traffic does concern him. Mr. Colbrunn states that anytime things change in a neighborhood, it causes concerns with neighbors. He further stated that when ODOT was there, they caused traffic issues with trucks all hours of the day and night seven days a week. He stated that whatever the other buildings are used for, they will cause minimal traffic concerns, and that GCCC, the Business Park, and Athletes in Action has caused increase in traffic. Mr. Colbrunn then stated that State Route 380 is ODOT's responsibility for traffic studies and concerns. He went on to state that screening will create a barrier for the residential areas. Mr. Colbrunn stated that he was leaning toward a Yes vote.

Terry Fife, Zoning Commission, stated that she visited the site before the hearing and she had a hard time reasoning why it was AG. She went on to state that having a 10-acre vacant lot with buildings causes problems also. She went on to state that she

would be more worried living next to a vacant lot than a business. Ms. Fife state that she has faith in the zoning process. She went on to state that this was only the first of many hearings, and that the neighbors should be involved every step of the way to stay informed and to be heard.

Motion to approve the rezone of 622 State Route 380 Agricultural (A) to Highway Business District (B-2) was made by Jeffrey Zweber and seconded by Roy Colbrunn.

Jeffrey Zweber, Zoning Commission, called for a vote.

Roy Colbrunn	- AYE
Terry Fife	- AYE
Chris Stout	- AYE
Jeffrey Zweber	- AYE

MOTION PASSED

Jeffrey Zweber, Zoning Commission, called for a motion to adjourn.

Jeffery Zweber moved to adjourn the public hearing; Chris Stout seconded the motion. All voted AYE. Hearing adjourned 7:08 PM

ATTEST:

Alan D. Stock, Zoning Inspector