

XENIA TOWNSHIP JOINT TRUSTEE AND ZONING BOARD MEETING

January 20, 2021

THESES 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 PURPOSE OF THESE MEETINGS ARE FOR FREE EXCHANGE OF IDEAS AND NOT TO GIVE DIRECTION NOR TO SWAY CURRENT ITEMS FOR CONSIDERATION OR PRIORITY OF ITEMS FOR FUTURE AGENDAS. MEETINGS ARE HELD TO ONE AND ONE HALF (1.5) HOUR LENGTH EACH FIFTH (5th) TUESDAY OF THE MONTH.

The Xenia Township Joint Trustee and Zoning Boards held a meeting on January 20, 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.

Attendees: Steve Combs, Scott Miller, Susan Spradlin, Jeffery Zweber, Roy Colbrunn, Virgil Ferguson, Ed Jacobson, Darren Jones, and Alan Stock.

The first topic of this meeting was regarding the Greene County 2040 Land Use Plan. It was stated that Greene County would like to meet with members of the community to update the Land Use Plan. Xenia Township is to pick representatives from Xenia Township to meet with Greene County to discuss this plan.

The items discussed by the boards that they would like covered in the plan included:

Planned Unit Development Area

Where the Township would like to see changes in Land Use and where they would like for it to stay the same.

The ability to have Greene County sewer and water access to eliminate the need for Xenia City water and sewer and future annexation into the City.

The second topic of discussion was regarding Solar Power Farms. It was stated that solar panels should be placed on homes and buildings, not taking up prime land. It was further stated that solar farms don not benefit the community that they are in, just the land owner of that property where the panels are place.

The question arose as to if solar farms could be treated as an industrial development and require proper zoning and screening. It was stated that anything over five (5) Megawatts falls under PUCO standards, and that the Township can only dictate the setbacks, and grant permits for the structures.

The third topic for discussion was Open Air Amusements. The discussion started with a brief description of Zoning Districts B-1, B-2, and B-3. The questions arose as to what zone Open Air Amusements should be placed or if it should have its own zone. It was stated that noise, light and traffic are the major issues and provisions should be made to safeguard the surrounding neighbors.

The fourth topic for discussion was announcements/proclamation of zoning certificates. The question arose as to if there was a way to let the public know of issues zoning permits be it by letter, sign in the window, or sign placed on the property. It was stated that all issued permits are available for view on the Township website. It was stated that if the permit is permitted, the neighbors do not need to be notified of plans. It was also stated that if the Township mailed letters to neighbors, that would delay the work to be done.

The final topic was Short-Term Rental/B&B's. The statement was made that it would be very difficult to locate all Short-Term Rental/B&B's within the Township and that most are found by advertisements placed by the homeowner. A discussion regarding a past Short-Term Rental/B&B that came before the Board of Zoning Appeals ensued. It was discussed that there should be a list of requirements in place for health and safety issues including inspections from the Health and Fire Departments. It was stated that to operate a Short-Term Rental/B&B the homeowner is required to be granted a Conditional Use from the Board of Zoning Appeals.

ATTEST:

Alan D. Stock
Zoning Inspector