

**XENIA TOWNSHIP ZONING COMMISSION
PUBLIC HEARING
ZONING MAP AMENDMENT 1587 and 1575 US 68 NORTH
AGRICULTURAL (A) TO NEIGHBORHOOD BUSINESS (B-2)**

APRIL 13, 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 public hearing on April 13, 2022 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 6:05 p.m.

All participated in the Pledge of Allegiance.

Roll Call: Virgil Ferguson, Alan King, Roy Colbrunn, 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.

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

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that they would be showing a slide show of what is proposed for the Shawnee Interpretive Center and what steps they would be taking to make sure that they met zoning regulations.

Kyle Carpenter, Abbot Studios, 471 E. Broad Street, Columbus, Ohio, stated that the building will be approximately 16,000 square feet with three (3) floors, two (2) above grade and one (1) below grade and approximately 38 feet tall at the highest point. He went on to state that ¼ of the parcel will be covered in impervious materials. Mr. Carpenter stated that the building type is called a Council House, he stated that by following the Shawnee Tribal Partners directions, they wanted to emulate what would

have been there in the late 1700's. He went on to state that the building has a lot of wood thematic elements, but that very little wood is actually used. He stated that the siding is aluminum and that the frame is steel designed to look like wood to give a more rustic look and feel. He stated that the interior is designed to be an interpretive center with a gallery, and different learning environments that will be open to the public almost year-round. Mr. Carpenter stated that the building itself takes up ¼ of the property and they are doing their best to meet the minimum parking spaces requirements needed by zoning. He went on to state that the plants outside will be indicative to what was around in the late 1700's, that they want native landscaping to screen from the neighbors' properties to avoid issues from lights and vehicles. Mr. Carpenter stated that they will have a detention basin for the rainwater, he stated that the buildings downspouts will drain into a stormwater collection system and then dump into the detention basin that will then slowly percolate into the storm water system on US 68.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that the drainage system remains the same as it was with the previous owner. He went on to state that they have concerns about meeting required parking, but they are in the process of acquiring more property. He stated that they are in contract with 1603 US 68 and are set to close on May 7, 2022.

Ann Schweitzer, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that for the inside of the building, they are partnering with Ohio History Connections and the three (3) Shawnee Tribes in Oklahoma. She stated that they are very early in planning and do not have all the specifics on the exhibits yet.

Alan Stock, Zoning Inspector, asked Ms. Schweitzer to share about the river exhibit.

Ann Schweitzer, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that they are hoping to have a living steam exhibit that you can touch and see native fish and plants.

Chris Stout, Zoning Commission, asked if the exhibit would be inside.

Ann Schweitzer, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that the exhibit would be inside and approximately 25 feet long.

Alan Stock, Zoning Inspector, asked if they would share the proposed design of the restrooms.

Kyle Carpenter, Abbot Studios, 471 E. Broad Street, Columbus, Ohio, stated that with only approximately one (1) acre, this would be the smallest State Park in Ohio, but they hope to be able to expand over the years. He went on to state that the restrooms will be set up so they are accessible even when the building is closed.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that they are considered an assembly group and Ohio Building Code requires them to have larger accommodations. He stated that the restrooms will have three (3) fixtures in each male and female restrooms, for a total of six (6) fixtures.

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

Alan King, Zoning Commission, asked if the 16,000 square feet is for all three (3) floors.

Kyle Carpenter, Abbot Studios, 471 E. Broad Street, Columbus, Ohio, stated that the first floor is approximately 7,000 square feet, the second floor is approximately 4,000 square feet and the basement is approximately 4,000 square feet for a total of around 12,000 square feet internally.

Virgil Ferguson, Zoning Commission, asked if there was well and septic on the property.

Kyle Carpenter, Abbot Studios, 471 E. Broad Street, Columbus, Ohio, stated that they would be tapping into the City of Xenia water line for water and that the sanitary would be a forced main and that they were in the final talks with the City of Xenia.

Roy Colbrunn, Zoning Commission, asked since they are acquiring another property, but that there is another property between them, if they were accommodating that by a sidewalk.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that for now they would use the existing sidewalk, but that they have hopes to grow in the future. He went on to state that the other property will be used for staff and auxiliary parking.

Roy Colbrunn, Zoning Commission, stated that the bike path is across US 68 from them and asked if they had any plans to accommodate people crossing US 68.

Kyle Carpenter, Abbot Studios, 471 E. Broad Street, Columbus, Ohio, stated that at this time they did not have any plans for crossing US 68, but they hope too soon.

Alan King, Zoning Commission, asked if in the talks with the City of Xenia, if they had said they would need to annex in order to receive water and sewer.

Kyle Carpenter, Abbot Studios, 471 E. Broad Street, Columbus, Ohio, state that in the discussions so far, they have not mentioned annexation.

Jeffrey Zweber, Zoning Commission, asked for public comments

There were no guests.

Public comments were closed.

Jeffrey Zweber, Zoning Commission, stated that this looks like a pretty straight forward request to clean up the Zoning Map.

Roy Colbrunn, Zoning Commission, stated that the current Zoning Map of this parcel seems silly.

Chris Stout, Zoning Commission, stated that cleaning up the Zoning Map just makes sense.

Virgil Ferguson, Zoning Commission, stated that he agrees with the rezoning and it will tie into the area.

Alan King, Zoning Commission, stated that this was a no brainer and it would benefit Xenia Township.

Motion to approve the rezoning of 1575 and 1587 US 68 from Agricultural (A) to Neighborhood 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
Virgil Ferguson	- AYE
Alan King	- AYE
Chris Stout	- AYE
Jeffrey Zweber	- AYE

MOTION PASSED

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

Virgil Ferguson moved to adjourn the public hearing; Alan King seconded the motion. All voted AYE. Hearing adjourned 6:35 p.m.

ATTEST:

Alan D. Stock, Zoning Inspector