

**XENIA TOWNSHIP ZONING COMMISSION
PUBLIC HEARING
ZONING MAP AND TEXT AMENDMENT SECTION 414; SCENIC
OVERLAY DISTRICT, SECTION 515; SCREENING, SECTION 513;
PROTECTED LAND USES, SECTION 700.5; FEES AND CONDITIONAL
USE PERMIT.**

DECEMBER 14, 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 December 14, 2022 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH 45385.

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

All participated in the Pledge of Allegiance.

Roll Call: Virgil Ferguson, Alan King, Roy Colbrunn, Chris Stout, Jeffrey Zweber, and Alan Stock, Zoning Inspector.

Jeffrey Zweber, Zoning Commission, explained the rules and procedures for the Public Hearing and asked Alan Stock 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 Commission can hear this application in its entirety this evening.

Exhibit A: Effected Area

Exhibit B: Greene County Regional Planning and Coordinating Commission Recommendation

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

Exhibit D: Agenda

Exhibit E: Public Comments

Jeffrey Zweber, Zoning Commission, explained and read the proposed changes for the Zoning Resolution. He read all information for Section 515; Screening, Section 515.1; Purpose of Screening, Section 515.2; Types of Screening, Section 515.3; Protected Land Uses, Section 414; Scenic Overlay District, Section 700.5; Fees and Conditional Use Operating Permit, and Scenic Overlay District Protected Uses.

Jeffrey Zweber, Zoning Commission, called for any comments from the Zoning Commission.

There was none.

Jeffrey Zweber, Zoning Commission, called for any public comment.

Terry Fife, 2330 Clark Run Road, Xenia, Ohio, asked for clarification as to how the proposed Scenic Waterways and Roadways were determined.

Jeffrey Zweber, Zoning Commission, explained that the intent was that people using the Scenic Waterways and Roadways would be screened from development adjacent to it. He gave the example that if there was a lot next to the Little Miami River and someone wanted to develop that, that developer would be required to screen from the river so people enjoying the river would not see the development.

Terry Fife, 2330 Clark Run Road, Xenia, Ohio, asked is the proposed Scenic Waterway, Clark Run, was from Clark Run Road to Massies Creek.

Jeffrey Zweber, Zoning Commission, stated that Clark Run Creek starts outside Xenia Township and that there isn't much water until Clark Run Road South.

Terry Fife, 2330 Clark Run Road, Xenia, Ohio, stated that there is a lot of water in the Creek in Cedarville Township, just ½ mile from Clark Run Road.

Jeffrey Zweber, Zoning Commission, stated that Clark Run Creek to Cedarville is not currently included in the proposed Map Amendment. He further stated that if someone was to develop in that area, there would not be any special screening requirements.

Terry Fife, 2330 Clark Run Road, Xenia, Ohio, asked if Mr. Zweber was talking about the section of Clark Run Road and the curve on Bradfute Road.

Jeffrey Zweber, Zoning Commission, stated that was where he was talking about.

Alan King, Zoning Commission, asked if the proposed Scenic Overlay Protected Uses 1-8, Residential District or building, Recreational areas or buildings operated by membership clubs or public entities, Churches, Parish Houses, and Cemeteries, Public parks, playgrounds, community centers, Public/private recreational areas including country clubs, golf courses, and bike paths, Bed and Breakfast, Private and Public Schools, daycare, career center, trade schools, and institutions of higher learning, and Convalescence homes, rehabilitation centers, and nursing homes was administrative changes that the trustees did not need to approve and if number 9, Scenic roadways or waterways, needed trustee approval.

Jeffrey Zweber, Zoning Commission, stated that all of the proposed Scenic Overlay Roadways or Waterways is a map amendment and that the trustees will need to approve the entire list. Mr. Zweber went on to say that the text will be a guide for map makers to draw on the map.

Jeffrey Zweber, Zoning Commission, called for any other public comments.

Jeffrey Zweber, Zoning Commission, closed the meeting for comments.

Jeffrey Zweber, Zoning Commission, called for Zoning Commission comments.

Jeffrey Zweber, Zoning Commission, stated that the purpose of protected land uses is not just for residential. He stated that it is also to protect people that is already here and want to enjoy their property and also people on the roadways and waterways to

enjoy them. Mr. Zweber stated that he intends to support the proposed map and text amendments to the Xenia Township Zoning Resolution.

Virgil Ferguson, Zoning Commission, stated that the proposed map and text amendment to the Xenia Township Zoning Resolution has been put together, tore apart, reworded and moved around. Mr. Ferguson stated that he feels it is finally right and intends to support the proposed map and text amendments to the Xenia Township Zoning Resolution.

Roy Colbrunn, Zoning Commission, stated that a lot of work and a lot of late evenings went into this proposed map and text amendment to the Xenia Township Zoning Resolution. Mr. Colbrunn stated that he intends to support the proposed map and text amendments to the Xenia Township Zoning Resolution.

Alan King, Zoning Commission, stated that a good bit of time went into looking at maps and driving around to find the places that need protected within Xenia Township. Mr. King stated that he intends to support the proposed map and text amendments to the Xenia Township Zoning Resolution.

Chris Stout, Zoning Commission, stated that he agrees with the other members comments. Mr. Stout stated that he intends to support the proposed map and text amendments to the Xenia Township Zoning Resolution.

Jeffrey Zweber, Zoning Commission, called for a motion.

Motion to approve the Zoning Map and Text Amendment to Section 414; Scenic Overlay District, Section 515; Screening, Section 513; Protected Land Uses, Section 700.5; Fees and Conditional Use Permit was called by Alan King and seconded by Virgil Ferguson.

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.

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

ATTEST:

Alan D. Stock, Zoning Inspector