

XENIA TOWNSHIP BOARD OF TRUSTEES
PUBLIC HEARING FOR MAP AMENDMENT
REZONE 1575 AND 1587 US 68 NORTH FROM AGRICULTURAL (AG) TO
NEIGHBORHOOD BUSINESS (B-2)

May 19, 2022

THESE MINUTES ARE A SUMMARY OF THE EVENTS OF THE HEARING AND ARE NOT A WORD FOR WORD ACCOUNT OF THE DISCUSSIONS WHICH TOOK PLACE.

The Xenia Township Board of Trustees scheduled a public hearing on May 19, 2022 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Attendees: Steve Combs, Trustee, Chair, Scott Miller, Trustee, Jeremy VanDyne, Trustee, Jacqueline Robinson, Fiscal Officer, and Alan Stock, Zoning Inspector.

Mr. Combs called the meeting to order at 6:00 P.M. Mr. Combs asked everyone to stand and participate in the Pledge of Allegiance.

Mr. Stock advised of the exhibits:

Exhibit 1: Application

Exhibit 2: Letter of Conveyance and Resolution from the Zoning Commission Public Hearing

Exhibit 3: Verification

Exhibit 4: Regional Planning and Staff Findings

Exhibit 5: Agenda

Mr. Stock advised that the requirements for the Ohio Revised Code had been met, so the Trustees can proceed with the Public Hearing.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that this area has great importance to Ohio Department of Natural Resources (ODNR) and that they are trying to preserve some of the former Shawnee Settlement known as Old Town today. He further 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 facility would be three (3) stories including the basement. He stated that there would be an open gallery space filled with interpretive exhibits and artifacts. 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, but with a modern take and modern materials. He went on to state that because of the size of the facility and the parking requirements, ODNR had to look at acquiring multiple parcels.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that they are requesting to rezone the two parcels to all B-2 (Neighborhood Business). He further stated that they have a third parcel that is not part of the hearing, but is part of the overall project. He went on to say that they purchased the two parcels to place the facility on and the third parcel is still in contract and will be used for parking.

Alan Stock, Zoning Inspector, asked Mr. Bench if he would show the Trustees the intended use of the building, floor by floor.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that the building will be three stories, including a basement, and around 16,000 square feet with 12,000 square feet of usable inside space. He stated that the basement will be gallery space, the first floor will have restrooms that will allow public access outside of business hours and will also hold a theater and a live stream, and the top floor will hold exhibits.

Kyle Carpenter, Abbot Studios, 471 E. Broad Street, Columbus, Ohio, stated that the exterior is the main focus of the architectural detail. He went on to state that the interior is a blank space to be modified as time goes on.

Jeremy VanDyne, Trustee, asked if they had been in contact with ODOT about the traffic and the entering and exiting of the facility.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that they have conducted a preliminary traffic study with ODOT. He stated that they would probably conduct another study as the facility grows.

Steve Combs, Trustee, Chair, asked what the hours of operation would be.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that is to be determined as the facility moves into operation and becomes a State Park.

Brant Fulks, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that if there is a lot of demand, the facility could operate seven days a week if the demand is high and the staffing is adequate.

Jeremy VanDyne, Trustee, asked if there was any intention to tie this facility into District 5 on Old Springfield Pike.

Brant Fulks, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that they have had talks with District 5's biologist for help with the proposed living stream, but that he does not see much involvement with them for the overall project.

Steve Combs, Trustee, Chair, asked about the proposed staffing.

Brant Fulks, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that they have not developed a staffing plan yet, but that they do have one full time employee that will be in charge of the overall operations. He went on to say that they are also considering opening a small gift shop inside the facility.

Scott Miller, Trustee, asked if there were any plans for outside amenities.

Brant Fulks, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that they do not have room on the current properties to have outside areas, he also said that this will be the smallest Stater Park in Ohio. He went on to say that they would like to acquire more properties, and have asked nearby property owners if they would like to sell. He further stated that they would not use eminent domain.

Jeremy VanDyne, Trustee, asked what was planned on the outside of the building shown in the construction drawings.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that will be 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.

Scott Miller, Trustee, asked if they had considered placing the basin below surface to allow that space to be used for something else.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that they had considered that until they acquired the other parcel for parking. He went on to say that it would be cost prohibitive to do that.

Brant Fulks, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that it would be cost prohibitive because the property was previously a gas station and the soil is not conducive to dealing with storm water.

Scott Miller, Trustee, asked if they had a time line for construction.

Kyle Carpenter, Abbot Studios, 471 E. Broad Street, Columbus, Ohio, stated that the construction bidding closed in early May and that the funding for construction has been secured. He stated that WAL Construction would be doing the construction of the facility. He

went on to state 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.

Scott Miller, Trustee, asked if the facility would be energy efficient.

Kyle Carpenter, Abbot Studios, 471 E. Broad Street, Columbus, Ohio, stated that they would be using a BRS System and it would be very energy efficient. He went on to state that they need to have a system that will keep the temperature and humidity consistent.

Steve Combs, Trustee, Chair, asked for public comments in favor of, there was no comments.

Steve Combs, Trustee, Chair, asked for public comments against, there was no comments.

Public Comments were closed.

Grace Simmons, 97 Beverly Place and 1609 US 68 North, Xenia, Ohio, asked if they were considering taking more property.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that they had not taken any property.

Grace Simmons, 97 Beverly Place and 1609 US 68 North, Xenia, Ohio, stated that she had used the wrong word. She asked if they are considering purchasing any more property.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that they are looking to purchase more property, and that he could get Mrs. Simmons in contact with ODNR if she wanted to sell.

Grace Simmons, 97 Beverly Place and 1609 US 68 North, Xenia, Ohio, stated that she did not want to sell.

Mark Simmons, 97 Beverly Place and 1609 US 68 North, Xenia, Ohio, asked if they owned 1603 US 68 North.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that they are in contract to purchase it, but do not own it yet.

Mark Simmons, 97 Beverly Place and 1609 US 68 North, Xenia, Ohio, stated that a new roof was placed on the house last week.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that ODNR did not do that. He went on to say that the house is bank owned and the and the bank hired contractors to preform maintenance on the house.

Steve Combs, Trustee, Chair, closed Public Comments.

Jeremy VanDyne, Trustee, asked Mr. and Mrs. Simmons if they were against the facility.

Grace Simmons, 97 Beverly Place and 1609 US 68 North, Xenia, Ohio, stated that they are not against the facility, that they had heard that the State wanted to build all the way down to the river.

Steve Combs, Trustee, Chair, asked Mr. and Mrs. Simmons if they were only there for clarification.

Grace Simmons, 97 Beverly Place and 1609 US 68 North, Xenia, Ohio, answered that they did want clarification.

Mark Simmons, 97 Beverly Place and 1609 US 68 North, Xenia, Ohio, stated that surveying had been preformed all the way down US 68 North and also on the other side of the road too.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that was preformed by ODOT for Right of Way, he then reiterated that ODNR was not enacting emanate domain.

Mark Simmons, 97 Beverly Place and 1609 US 68 North, Xenia, Ohio, stated that this facility would bring more traffic down US 68 North and that this was already a busy road with deaths that has occurred in the area of the proposed facility.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that was why ODOT conducted the traffic study.

Brant Fulks, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that traffic improvements in Old Town was on ODOT's radar, and we have asked them for their thoughts on possible improvements. He went on to state that with the initial study, ODOT could not justify changing the speed limit. He went on to state that the facility will be placed far enough back on the property so if there is a future road widening, the facility will not be affected.

Steve Combs, Trustee, Chair, stated that this facility could possibly have a positive effect on the traffic for everyone.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that there would be one turn in and two turn lanes going out of the facility.

Scott Miller, Trustee, stated that having the facility and the bike path separated by a highway was concerning.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that the issue has been a topic of discussion since the beginning. He went on to say that they have been looking a way to marry the two in a safe way.

Jeremy VanDyne, Trustee, asked if they had long term plans to gain access to the bike path or to expand the facility.

Jacob Bench, Ohio Department of Natural Resources, 2045 Morse Road, Columbus, Ohio, stated that they did not have any master plans for either, but that it was their intentions to do both.

Trustee Deliberation was closed.

Motion to approve the rezone of 1575 and 1587 US 68 North from agricultural (AG) TO neighborhood business (B-2) mas made by Steve Combs and seconded by Jeremy VanDyne.

Steve Combs, Trustee, Chair, called for a vote.

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| Steve Combs | AYE |
| Scott Miller | AYE |
| Jeremy VanDyne | AYE |

Steve Combs, Trustee, Chair, closed the Public Hearing at 6:46 P.M.

ATTEST:

Alan D. Stock, Zoning Inspector