

XENIA TOWNSHIP ZONING COMMISSION
MEETING

December 18, 2018

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 meeting on December 18, 2018 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385; this meeting was advertised on the Xenia Township website within 24 hours of scheduling the meeting.

Jeffrey Zweber called the meeting to order at 6:10 p.m.

Attendees: Jeffrey Zweber, Chair, Kent Harbison, Virgil Ferguson, Roy Colbrunn, Charles Brads and Alan Stock

Mr. Stock introduced Mr. Charles Brads as the Xenia Township Intern. Mr. Stock asked Mr. Zweber to explain the differences between what the Zoning Commission does and the what the Board of Zoning Appeals does. Mr. Zweber stated the Commission was the advising legislative body so the Zoning Resolution was what the Commission works on and make improvements to it. He stated the map which showed all the districts by color. He stated they also work on the Thoroughfare Plan and the Land Use Plan. He explained how changes to the Zoning resolution are made and approved. He stated the Board of Zoning Appeals (BZA) is in the exception business. He explained the exceptions to the Resolution are called variances and conditional uses and explained each. He stated the BZA is a quasi-judicial board, the Trustees do not have any say in their decision and their decisions can be appealed to the Common Pleas Court. There was discussion about the referendum process.

Mr. Zweber moved to approve the minutes from the November 27, 2018 meeting with noted correction. Mr. Ferguson seconded the motion. All voted aye, motion passed.

Mr. Zweber asked if everyone wanted to do the elections tonight and everyone agreed. Mr. Colbrunn nominated Mr. Zweber for Chair and Mr. Zweber thanked him and said he would be happy to be re-elected. Mr. Ferguson seconded the nomination. All Voted aye, motion passed.

Mr. Harbison nominated Mr. Ferguson for Vice-Chair. Mr. Ferguson thanked him and said he would be happy to serve. Mr. Colbrunn seconded the nomination. All voted aye, motion passed.

Mr. Stock stated he had made a few changes to the red-line from the last meeting. He explained the changes and added the language for consistency to the districts. He stated he marked his changes in yellow for clarification. Mr. Zweber stated they did not bother too much because they figured Greene County would fix it when they sent the changes to them and it would all have the meaning for everybody. He stated the plan is to have consistency through all the districts and they would continue to work on it.

Mr. Zweber stated he would like to start page ten of the working copy and start with Section 410 Heavy Industrial District. There was discussion about the lot size and road frontage for this district. Mr. Zweber stated they needed to discuss options for expanding the district so that the shared lot

line and road frontage. He stated he would like to have a sentence that states what the district is for, then something to deal with spot zoning and how big the district needs to be, and then something about adding adjacent lots to the existing district. Mr. Colbrunn asked for clarification if they are using language from the residential district in the heavy industrial, is there a requirement for the lot size and road frontage, so they would not want to add to the back side of the district if there is not access to it. So, if someone wanted to add five acres to the back of the district which does not have access to it, what language should deal with this. Mr. Zweber stated he was worried about this and wanted to deal with it. He stated he thought this district, needs to be on and have access to an arterial road without going through another district. He stated if a person was going through the district to get to the arterial road that would be good but going through a residential district would not be good. There was discussion about how to word this in the resolution. Mr. Zweber stated he was concerned with where the traffic goes so he wants language to state the traffic for the district stays in the district until it reaches the arterial road. There was discussion about having definitions for the different types of roads.

Mr. Stock asked Mr. Zweber to discuss the importance of the Land Use Plan as it contains the thoroughfare plan to Mr. Colbrunn. Mr. Zweber stated the Land Use Plan started with the philosophy of Farm Land Preservation for the Township. He explained the Commission wanted to identify areas where they want development to occur and the rest, they want to stay farm land. He stated they had not gotten to the step of going around and drawing each special planning area. He explained what the special planning would be used for and how they would plan for them. He stated this would help when someone came in for a rezoning, because they could direct them to areas where they had planned for development. Mr. Colbrunn thanked Mr. Zweber for the explanation.

Mr. Zweber wanted to start with page ten of the working copy and discuss the intent of the traffic within the business districts. He stated this district shall be adjacent to an arterial street. There was discussion about the definition of arterial street. Mr. Zweber stated all lots within the district shall be able to access an arterial street via streets within the district. There was discussion about this new wording for the district. Mr. Zweber stated he would also like to discuss adjacent districts and nuisance, screening and any other factors that may go along with this district. He explained he would not want to allow a something with significant external effects like an M-2 district next to a R-1 district. Mr. Stock added unless there was a buffer or something else. Mr. Zweber stated that was where he was trying to go with the language for this district. There was discussion about the screening requirements for the districts. Mr. Zweber suggested "This district provides light industrial development with limited external effects. This district is not intended for the use industries which deal with hazardous elements or emit noise, glare, dust, smoke, or possess other offensive characteristics detrimental to surrounding land uses such as large traffic generation. Mr. Zweber stated he was struggling with the difference between M-1, B-2 and B-3 other than the traffic generated in each. He stated the difference he notices is the nuisance seems the same except for delivery trucks and employee traffic but not have retail general customers coming and going. He stated the traffic would be different from retail type districts. Mr. Stock gave an example of businesses in the district and asked if what Mr. Zweber was getting at was the difference between retail and manufacture businesses was the amount of traffic and foot traffic. Mr. Zweber stated it was because otherwise why are they not just one district. He stated if they could not find anything that makes them different then he would like to merge them into one district. He stated the one difference he sees is between retail and manufacturing. Mr. Zweber stated the B-2 District states that the lot size must be 20,000 square feet which he thought was wasteful because this was a little less than half an acre. There was discussion about minimum lot size for all the districts and if the B-2 should be changed. There was discussion about B-2 districts around the Township and whether

certain businesses should be considered B-2, M1, or M2. Mr. Zweber asked how much the M-1 District lot size should be, 30 or 50 acres. He stated 50 acres of M-2 could be as many as ten business of 5 acres each. Mr. Stock stated these businesses would still have to meet the setbacks for the district. Mr. Zweber stated these would only be the outside edges of the district if near a residential district. He stated 10 acres seems small, but 30 acres seems large, so he said twenty acres could work. Mr. Stock asked if Mr. Zweber wanted to change the minimum lot size as well. Mr. Zweber stated he was not sure. Mr. Harbison stated some people that have five acres and 300 road frontage and they could say why is difference. Mr. Zweber stated because there were different uses and Mr. Harbison stated the residents would not see it that way. Mr. Zweber stated that was a possibility but if that was a concern then maybe it should be more than 20 acres and then make the lot size bigger. There was discussion about different M-1 businesses within the Township. Mr. Zweber stated if they do not find places to have these districts in the Township then the land owners next to the city could try to get annexed to the city and this is what they want to avoid. He stated he wants to put together reasonable text that finds places for these businesses within the Township. He added this should be the plan and it was why they were putting together special planning areas in the Land Use Plan to help drive development through the Township.

Mr. Zweber moved to adjourn, Mr. Ferguson seconded the motion. All voted aye. Meeting adjourned at 8:15 p.m.

ATTEST:

Alan D. Stock, Zoning Inspector