

XENIA TOWNSHIP ZONING COMMISSION

MEETING

December 19, 2017

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 19, 2017 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, Alan King, Kent Harbison, Virgil Ferguson and Mary Haller, Administrative Assistant.

Mr. Zweber read the agenda and stated that Mrs. Donna Randall was resigning from the Zoning Commission but asked to be assigned as an alternate. Mrs. Haller stated that her resignation letter was going to the Trustees at their next meeting.

Mr. Zweber advised that he had one correction for the minutes. Mr. Zweber moved to approve the minutes with the discussed correction. All voted aye.

Mr. Zweber stated that they needed to go over the working copy for yards, fences to decide if they were ready for a public hearing. There was discussion regarding the changes that were made during the last meeting. Mr. King asked if they had meant to say evergreen hedge for hedges. Mr. Zweber stated that they had stated an evergreen hedge for screening but otherwise an example of a hedge could be a line of rose bushes. There was discussion about the changes to front yard allowances.

Mr. King stated that he was not sure if duplexes and apartments should be the same as single-family homes in regard to yards. Mr. Zweber stated that he was not planning to consider them the same because there may be parking lots and some screening may be necessary. Mr. Zweber stated that if they were to discuss duplexes then they may want to consider having another residential district to handle them instead of trying to treat duplexes and large apartment complexes the same.

Mr. King stated that the section regarding pools mentioned the size of the pool. He asked if a pool was smaller than 100 square feet if a fence would be required. Mr. Zweber read the section in question and stated that a small pool would not require a fence. There was discussion about the fence requirements for pools. Mr. King asked if a permit was required for a pool. Mrs. Haller stated that a permit was required.

Mr. Zweber stated that the screening language needed to be added to all of the sections, i.e. Sections 400, 405, and 416.

Mr. Zweber asked if everyone was ready to send these changes to Regional Planning and plan for a public hearing. Mr. King wanted to clarify if screening would be necessary for the R-M and R-MH districts. Mr. Zweber stated that those were residential districts, so if a non-residential use were to be facing or adjacent to these districts then screening would be required. Mr. King stated that he wanted to be sure that was understood. There was discussion about screening for the Agricultural district.

Mr. Zweber asked if everyone thought this was ready for public hearing. Mr. King asked Mrs. Haller to read the changes that need to be done. There was discussion about the changes and dates available for the public hearing.

Mr. Zweber stated that he wanted to discuss lot sizes and wanted to start with the E district. He stated that an E district lot had to be three acres and have 150 feet of road frontage which meant a lot could be 871 feet deep. This would make it a long narrow rectangle and deeper than a lot required in the A district. There was discussion about where the E District are in the township and that there are non-conforming lots within these districts. There was discussion about the changes that could be made to the E district lot requirements. There was discussion about the lot size requirements in the R-1 district.

Mr. Zweber asked if anyone understood the information for the R-M district in Section 404. There was discussion about the 2:1 ratio from the table in Section 404. Mrs. Haller pointed out the R-M districts on the zoning map. There was discussion about setbacks, parking lots and sizes of apartment buildings, townhouses and condos. Mr. Zweber stated that they will need to fix the R-M district so that it would be easier to understand. Mr. King stated that it should line up with the other R districts as far as ratios, depths, width and frontage. There was discussion about duplexes, where they could be located, and the lot sizes for them.

Mr. Zweber asked which topic the Commission wanted to tackle next and read the list of topics from the agenda. Mr. King asked if it were possible to take a quick look at mining and determine if it were ok to leave alone or whether it needs more attention. Mr. Zweber suggested they look over the mining sections and determine how much work everyone thought it needed. There was discussion about the mining sections. Mr. Zweber advised that mining would not be an easy subject to tackle especially due to fly rock and the potential to damage wells. There was discussion about the reclamation bond that the mines have and the amount of each bond. Mr. Harbison stated that the Cemex plant had annexed into Fairborn and advised that they would probably want to annex more as they move. There was discussion about the areas around the current mining districts. Mr. Zweber asked if the Commission wanted to tackle mining next and everyone voted not to tackle it yet.

Mr. Zweber moved to adjourn, Mr. King seconded the motion. All voted aye. Meeting adjourned at 8:10 p.m.

ATTEST:

Alan D. Stock, Zoning Inspector