

XENIA TOWNSHIP ZONING COMMISSION

MEETING

February 20, 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 February 20, 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 and Alan Stock. Mr. Zweber stated they have two guests this evening.

Mr. Zweber advised to the agenda for tonight's meeting and the agenda for the public hearing at 7:00.

Mr. Stock introduced the guests, they were students from Wright State University studying Public Administration. Mr. Stock asked the Commission to explain the differences between a map and text amendment and the other functions of the Zoning Commission.

Mr. Zweber stated the Zoning Commission meet and discuss the Xenia Township Zoning Resolution. He stated that they make changes to the text to by updating definitions and the sections, for example tonight's public hearing regarding changes to fences and screening. Mr. Zweber advised that map amendments were when a parcel or parcels would be considered for a change in district. He stated that this usually occurs when a resident applies for a change and he explained how this process worked. Mr. Zweber explained that when the Commission has made changes, a public hearing is held, he explained the public hearing process. Mr. Stock advised that the Commission must follow guidelines set in the Ohio Revised Code and explained this part of the process.

Mr. Stock advised to the process for the continuation of the public hearing. He advised that the Commission had received information from the Fire Department and the Sheriff's Department. He explained the concerns from these departments. There was discussion about the concerns from the Sheriff's Department and the Fire Department regarding the text changes.

Mr. Zweber advised to the text changes and how they could affect first responders doing their job. He stated that he would like to add wording to allow visibility through a fence to be able to see onto the property.

Mr. Zweber moved to recess this meeting at 7:00 p.m. to proceed to the public hearing and reconvene afterwards. Mr. Ferguson seconded the motion. All voted aye.

Mr. Zweber advised they were reconvening and back in session at 7:51 p.m. Mr. Zweber stated that the last thing he wanted to cover was what does the Commission discuss next. He stated that they still have work to do on the Land Use Plan, lot dimensions for each district, and the chart on page 41 of the Zoning Resolution and the language for the R-M District. There was discussion about the chart and the R-M District. He asked for ideas from the other members. Mr. Stock advised that one of the things he would ask the Commission to consider would be the biggest threat to the Township which would be Annexation. He suggested working on the language to protect the Township against Annexation and urged the Commission to make it a priority.

Mr. Zweber asked the members to look at page 36 of the Zoning Resolution and discuss the intent and purpose language for the Agricultural district. He advised looking into public utilities and central water supply because those are primarily City utilities that the City does not want to extend into the Township without annexation. There was discussion about the text having language of requirements of water and utilities to have certain businesses. The Commission quickly looked through the text for each district and discussed each. The Commission decided the topic for the next meeting would be split between the Land Use Plan and guarding against annexation.

Mr. Zweber moved to adjourn, Mr. Harbison seconded the motion. All voted aye. Meeting adjourned at 8:18 p.m.

ATTEST:

Alan D. Stock, Zoning Inspector