

XENIA TOWNSHIP ZONING COMMISSION
MEETING

March 19, 2019

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 March 19, 2019 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 6:15 p.m.

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

Mr. Zweber asked if everyone had a chance to read the minutes from the last meeting. There was discussion about needed corrections. Mr. Zweber moved to approve the minutes with noted changes from the February 26, 2019 meeting. Mr. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

Mr. Zweber stated they had the new working copy with the new chart for Section 404 and asked everyone to take a look. He said the chart now would have more information for all districts. There was discussion about the minimum lot sizes for all the districts. Mr. Colbrunn asked about the lack of road frontage for the B-3 District. Mr. Stock advised he thought this was because of the high density and they wanted to provide large areas for this district. Mr. Stock stated with instances in the B-3 district there is a formula for line of sight that keeps businesses from causing a line of sight issue for road ways. Mr. Zweber started with the A District and stated the minimum lot size was five acres and could be surrounded by any other district. He stated the E District must have thirty acres of lots together to start the district. For R-1 someone would need 50 acres of lots to start that district. Mr. Zweber stated he was not expecting 50 acres of an R-M district because that would be a lot of apartment buildings. He stated he was expecting to have a R-M district next to a R-1, so the district size for R-M could be one lot and be next to a residential district. Mr. Colbrunn asked about the apartments on Hickman Drive. There was discussion about apartments within the Township. Mr. Colbrunn stated there was nothing that would restrict someone from putting an R-M district in the middle of another district. Mr. Zweber stated this was what they had at this time and he was still unclear about the ratio for the R-M district. He stated at his time someone could place an R-M district anywhere on the map regardless of what it is next to which was not what this Commission was trying to do. Mr. Ferguson asked how much was regulated by the State with Mobile Home laws. Mr. Zweber stated he was only speaking about Multi-Family not mobile home which would be the R-MH district. He stated the R-MH district must be ten acres and have 600 feet of road frontage but not much else. Mr. Stock asked if the Commission liked the changes made to the Table in Section 404. Mr. Zweber stated he liked it so far and added that he felt they may end up changing a fair amount of it. Mr. Stock asked if ten acres would be a fair amount for the R-M district. Mr. Zweber stated since ten acres was a good amount for a mobile home park it should be good for a multi-family buildings could work as well. Mr. Colbrunn asked if they should address the density of this ten acres. There was discussion about the minimum square footage of living

space and the maximum lot cover for the R-M district. Mr. Colbrunn asked if there should be something in the text about how close the buildings can be to one another. There was discussion about when the Fire Department gets involved with new buildings that are being built. Mr. Zweber suggested the R-M district be a minimum of ten acres or adjacent to another residential district. There was discussion about whether the R-M district would be just adjacent or be able to be within another district. Mr. Ferguson stated the 15% coverage would not allow for much to be built if it were five acres. Mr. Zweber stated he thinks they may have to change the lot coverages of some districts. Mr. Zweber stated they would also have to look at the minimum lot size within the district. There was discussion about setbacks for the R-M district and whether they should be different from the other residential districts. Mr. Stock stated it was important to also look at storm water drainage along with lot coverage.

Mr. Zweber advised to the permitted uses in the IG district and stated this district seems to be in the middle of other districts. There was discussion about the lot sizes of the existing IG districts. Mr. Zweber asked about the Road Department location and the size of that location. Mr. Stock advised the Commission of the resurvey of this location to combine four of the lots into one. There was discussion about the current lots at 125 Fairground Road. Mr. Zweber stated currently IG has a minimum lot size of one acre and stated he would like to have it match the E district when it came to road frontage. There was discussion about what types of organizations could build in an IG district. Mr. Stock asked what lot size would be considered spot zoning. Mr. Zweber stated an example could be a Fire Department which should be an IG. Mr. Stock stated it would be like a B-1 which would be there to service a residential district and Mr. Zweber agreed.

Mr. Zweber stated the B-1 district provides a limited range of convenience goods. He asked whether they should make any changes to this district. Mr. Stock advised this district must include accessory parking and off street loading. There was discussion about the B-1 district parking spaces. Mr. Stock asked if the district should be a half-acre with 150 feet road frontage and the current lot coverage. Mr. Stock advised the office does a lot of calculations for the lot coverage and the 15% is not a lot of coverage. There was discussion about changing the lot coverage for all the districts. Mr. Stock advised if B-1 is really a kind of spot zoning then how many B-1 lots does it take before it changes the characteristics of the residential district. There was discussion about the permitted uses in the B-1 district. Mr. Stock verified the IG, RM and B-1 could be limited to busiest and middle busiest roads.

Mr. Zweber advised they did not have any topics for the Combined meeting for the month of April.

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

ATTEST:

Alan D. Stock, Zoning Inspector