

XENIA TOWNSHIP ZONING COMMISSION

MEETING

APRIL 23, 2019

THESES 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 April 23, 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.

Jeffery Zweber called the meeting to order at 6:20 p.m.

Attendees: Jeffery Zweber, Chair, Virgil Ferguson, Kent Harbison, Roy Colbrunn, and Alan Stock. Mr. King joined the meeting at 6:50 p.m.

Mr. Zweber recognized the guests for the evening.

Rick Geisseman, 717 Hook Road, he said he purchased this property in 1988 and at that time it was a buildable lot. He stated when Hook Road was re-done, the State took a chunk of land which changed his road frontage from 159 feet to 108 feet. He stated in 2003, he was told he had to have the new parcel resurveyed. He stated he found out last year that it is no longer a buildable lot. Mr. Zweber asked how the parcel was currently zoned and Mr. Stock checked the map and stated it was zoned E. there was a discussion about the parcel and whether it was or could be a buildable lot with the current zoning. Mr. Stock advised he would investigate finding the plans from the State to see if there was anything there to help figure this situation out. There was discussion about the process Mr. Geisseman may pursue to make this a buildable lot. Mr. Stock explained what would be needed for the future owner to apply for a variance through the Board of Zoning Appeals and the public hearing process.

Mr. Zweber asked if everyone had a chance to read the minutes from the last meeting. There was discussion about needed corrections. Mr. Ferguson moved to approve the minutes with noted changes from the March 19, 2019 meeting. Mr. Colbrunn seconded the motion. All voted aye, MOTION PASSED.

Mr. Stock advised the Trustees had approved the Zoning Board members to attend the Ohio Township Association winter conference. He explained the topics that would be offered during the 2020 conference.

Mr. Zweber asked if anyone had any new items for the Joint Trustee and Zoning Boards meeting for next week. No one had anything to add.

Mr. Zweber asked about the Land Use and Thorofare plans. Mr. Stock advised he had spoken with Mr. Devon Shoemaker from Greene County Regional Planning about the agricultural farm use plan and this was older than the County Land Use plan. Mr. Shoemaker wants to merge those two plans into one. There was discussion about the two Land Use plans and whether the Township should continue with their own or be part of the County's.

Mr. Zweber stated everyone had an updated working copy with last month's changes. He stated they had stopped at the B-1 District. There was a brief discussion about what they had decided last month and the types of roads that are in the Township. Mr. King asked about the issues of spot zoning if there were to be one parcel of B-1 next to a residential district. Mr. Zweber stated if the first lot of a district must be on a main road and not deep inside the district. He stated then it would be more of growing the area. Mr. King asked if a B-1 start on an arterial road before getting into the neighborhood. Mr. Zweber stated that all lots within the district shall be accessed by an arterial street via streets within the district. He explained he would have to be able to get from his parcel within the district to the arterial street. Mr. Zweber explained like US 6, so any lots along 68 could be any district, but once he turned off 68 to a side road then it becomes a lot. There was discussion about the differences between local and arterial roads for the township and the districts that should be aligned with them. Mr. Zweber stated they did not want something where their would-be one-half acre lot next to a bunch of farm field, but 10 acres of multi-family would be more acceptable.

Mr. Zweber wanted to discuss the B-2 district and it was the next most intense B district. He read the permitted use for the B-2 district. Mr. Zweber stated he felt B-2 allowed bigger version of things that were allowed in B-1. There was discussion about businesses for the B-2 district.

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

ATTEST:

Alan D. Stock, Zoning Inspector

