

XENIA TOWNSHIP ZONING COMMISSION MEETING

JUNE 25, 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 June 25, 2019 at 6:00 p.m. at the Xenia Township Office, 8 Brush Row Road, Xenia, OH 45385; this meeting was advertised on the Xenia Township website within 24 hours of scheduling the meeting.

Virgil Ferguson called the meeting to order at 6:07 p.m.

Attendees: Virgil Ferguson, Roy Colbrunn, Alan King and Alan Stock

The minutes from the April meeting were read for additions or corrections. The corrections were made, and the minutes were revised. Mr. Colbrunn moved to approve the minutes with noted changes from the April 23, 2019 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

Clarity discussion regarding Green Space: What should be the minimum requirements of Green Space for lots. The current ratio is 2:1. Meaning one is required to have 1/3 of a lot green space and 2/3 of lot can be impervious material (building, concrete). Discussion on whether we have that considered green space elsewhere in the Resolution with setbacks of a building size. It was decided to strike the 2:1 as it is covered elsewhere.

Lot coverage was discussed next. The Zoning Commission decided to use acres as their unit of measuring instead of feet to make the measuring consistent.

Discussion regarding District A lot coverage. Currently at 15%. $\frac{3}{4}$ acre of a 5-acre lot in District A can be covered with impervious materials. Examples of lots in District A were explored. It was decided to keep the coverage at 15%.

Discussions regarding lot coverage for R-1 and R-M Districts which are now at 15%. Concerns were shared about water draining onto neighbors' properties. It was stated that most properties are already at 15%. After discussions, it was agreed that 25% was too much, and it was agreed upon to make it 20%.

Discussions started about lot coverage for IG Districts which is now at 15%. Examples were explored of current IG properties. It was agreed upon to change it to 25%, unless a Civil Engineer does a review and can plan for water drainage.

Discussions began about lot coverage on Districts B-1, B-2 and B-3. Examples were given on properties in all three Districts. Examples were explored on all three Districts. It was agreed upon to be consistent with all three Districts and make them all 40%.

A discussion concluded that all Districts would be able to exceed their limits if a Civil Engineer can plan for the water drainage, it was decided to allow this in each district.

Mr. Colbrunn moved to adjourn; Mr. King seconded the motion. All voted aye. Meeting adjourned at 7:50 p.m.

ATTEST:

Alan D. Stock, Zoning Inspector