

**XENIA TOWNSHIP JOINT TRUSTEE & ZONING COMMISSION**

**MEETING**

November 29, 2016

**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 November 29, 2016 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Attendees: Steve Combs (Trustee), Jeffrey Zweber (ZC), Alan King (ZC), Donna Randall (ZC), Virgil Ferguson (ZC), Kent Harbison (ZC) and Alan Stock (Administrator/Zoning Clerk)

Steve Combs called the meeting to order at 6:01 p.m.

Mr. Combs began with stating that topic one is just a reiteration that this meeting is for discussion purposes. The zoning commission is not interested in talking about anything specific proposals that may come up. This is a generalized meeting for both Boards to have discussions regarding the direction of each group.

The discussion started regarding the Land Use Plan. Mr. Zweber stated that when he joined the Zoning Commission, the Plan had been drafted and the Commission had passed this lengthy plan and sent it to the Trustees. He explained that a citizens group got together and put together a counter plan, and this group came to the Trustees meetings. Mr. Zweber stated that the Trustees either tabled or voted down the Plan approximately three to four years ago.

There was discussion about the Plan, what it entailed how it would have worked if passed. The Zoning Commission has not worked on it since it had been sent back to them by the Trustees. Mr. Zweber stated that this is still on the Commission's agenda to work on. He would like to know what the Trustees would like to see in the Plan, and he gave examples.

Scott Miller arrived to join the discussion, and Mr. Zweber stated that he would remember the Plan since he was there. Mr. Miller explained that the Plan failed because it was not crisp enough for Xenia Township and therefore could not get everyone on board with it. He explained why he felt this way. Mr. Stock stated the reasons he thought it needed to be worked on further. Mr. Miller stated that he thought the purpose of Land Use Plan was to create a tool for Zoning to utilize in the Township. He explained in more detail what problems they ran into while working on this before. There was discussion about what the Plan should help develop and how to steer Xenia Township in the future.

Mr. Zweber explained that there are too many types of businesses listed in the Zoning Resolution under the different business zones, and he wants to know if the Trustees would be inclined to

simplifying these lists. There was discussion about the types of businesses and the overlap of business types in the different zones. There was discussion about whether the Zoning Commission would want more districts.

Mr. Miller suggested that the Board of Zoning Appeals be invited to attend the Joint meetings. It was agreed that it could be helpful for them to attend.

Mr. Combs moved to adjourn, Mr. Ferguson seconded the motion. All voted aye. Meeting adjourned at 7:08 p.m.

ATTEST:

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Alan D. Stock, Zoning Clerk