

**XENIA TOWNSHIP ZONING COMMISSION**  
**MEETING**

January 26, 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 January 26, 2016 at 6:00 p.m. at the Xenia Township Trustees' Office, 8 Brush Row Road, Xenia, OH 45385.

Chairman Jeffrey Zweber called the meeting to order at 6:15 p.m.

Roll Call: Virgil Ferguson, Alan King, Donna Randall and Jeffrey Zweber.

Mr. Zweber welcomed Donna Randall as the newest member of the Zoning Commission.

Alan King made a motion to accept the minutes from the December 15, 2015 meeting as submitted. Mr. Ferguson seconded the motion. Mrs. Randall suggested adding "Xenia Township" Zoning Resolution on page 1, fifth paragraph, and fifth sentence. She also questioned the spelling of "principal". The Commission decided to leave the spelling the way it is. All voted aye. Minutes were approved.

The Commission started looking at the 1/26/2016 Working Copy. Mr. Zweber was leaning toward deleting all of Section 518 and putting any parts they want to retain in Section 510. Mr. King asked if there would be definitions for building heights in every section individually, and then Section 510 would be exceptions which include antennas. Mr. Zweber confirmed. Mr. King said Section 518 could be condensed down into a few lines in Section 510 and they could refer to the ORC for most things. Mr. Zweber said there are kinds of towers that are not covered in the Ohio Revised Code, including bungee jumping towers and commercial television broadcast towers. He said it seemed Section 518 has been superseded by the Ohio Revised Code.

The Commission decided to remove Section 518 Intent and Purpose. Mr. Zweber suggested coming back to Section 518.1 Definitions after they see what they want to keep. Section 518.2 Permitted Uses covers antennas, towers and equipment shelters. Shelters would be considered buildings which are covered in the different districts. Section 518.3 Accessory Uses seems "antenna specific" said Mr. King. Mr. Zweber said all of the zones have Accessory Uses. He questioned whether windmills would be an accessory use. The Commission thought it would. Mr. Ferguson said a windmill farm that produces a certain amount of electric would be considered a public utility and out of Township zoning--so accessory use would apply to the single tower or windmill. There was a question about freestanding solar panels being accessory structures. Mr. Ferguson said most of the accessory uses deal with communication towers, not bungee towers. Mr. Zweber said if one has a recreation center, a bungee tower might be a

principal use. Mr. King asked if reasonable to delete 518.3. The Commission searched the Zoning Resolution for driveway access in the different districts. In Section 514.1.8 it deals with ingress and egress in all districts. The Commission read Section 518.4 Conditional Uses to see if it was covered in other areas. They decided to delete 518.4 as well as 518.3 and 518.2.

The Commission looked at Section 518.5 General Regulations and decided to delete #1 Monopole, #2 Singular Use, #3 Flood Plain, #4 Wetland, #5 Historic Register, #6 Report, #7 Location, #8 Pre-existing Towers, #9 Maintenance Plan and #10 Lighting, There was discussion about #11 Fencing. Mr. Ferguson suggested keeping #11 Fencing. The Commission decided to delete #12 Landscaping, #13 Advertising, #14 Notification of Emergency Sign, #15 Outdoor Storage, #16 Access Driveway, #17 Paint, #18 Abandonment, #19 Yearly Declaration of Continuance, #20 Commencement of Construction, #21 Maximum Size and Height Accessory Structure, #22 Placement of Tower between Road and Building, #23 Comply with Regulations of District and #24 FCC License.

Section 518.6 Fees is covered by the Zoning Resolution Section 700.5, so it could be eliminated.

Under Section 518.1 Definitions the Commission decided to delete #3 Applicant, #4 Application, #5 Co-location, #6 Township, #7 Emergency, #8 Engineer, #9 Equipment Shelter, #10 FAA, #11 FCC, #12 Monopole, #13 Person and #15 Wireless Telecommunication Facility.

The Commission discussed where to place 518.5 #11 Fencing. It was suggested to rename Section 510 as Buildings and Things on Buildings and Section 518 Towers. They could place 510 #3 under Towers. Also under Towers could be height limits, placement, fencing and anything freestanding. Mr. Zweber said a tower is a structure but not a building. He said all buildings are structures but not all structures are buildings. The Commission will deal with the breakdown of Sections 510 and 518 at the next meeting.

The next meeting will be February 23 at 6:00 p.m.

Mr. Ferguson made a motion to adjourn, seconded by Mr. Zweber. All voted aye. Meeting adjourned at 8:37 p.m.

ATTEST:

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Alan D. Stock, Zoning Clerk