

## XENIA TOWNSHIP ZONING COMMISSION

May 8, 2012

**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 Work Session on May 8, 2012 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Virgil Ferguson, Chair, Kent Harbison, Alan King and Willie Washington.

Also present Leona Fletcher and Alan Stock.

This Work Session directly followed the Public Hearing held for the adoption of the FEMA flood plain overlay map.

Leona Fletcher gave a submission from Regional Planning for Zoning Commission review.

Fletcher gave another submission regarding changes in the laws--HB 276. Regional Planning recommended that Xenia Township bring their Zoning Resolution up to date. Dates will need to be set for hearings to take care of these text amendments.

King said it looks like the language is very clear and should be relatively easy to do. Fletcher said our Zoning Resolution states the 100-year flood level was created by the Army of Corps of Engineers and they no longer exist. FEMA now does it so our text needs to reflect that.

King said basically they are saying you can't do anything in a flood plain that would cause the flood water to be deeper somewhere else. If you are going to fill in for a barn or a house, you have to make a corresponding ditch somewhere else. It also talks about roads and driveways. King asked for clarification about building up a roadway. Stock will get more information about that. This was found in 412.3 of the Zoning Resolution. More discussion about the text. Fletcher said some townships were having the County regulate building in the flood plain but Xenia Township kept their regulations. The Township would not let them build in flood plain. The only way they could build was to raise the land level by fill or prove they were above flood plain level by a survey.

King would like to have more information about a structure being 18" above the flood level and how far above flood level the ingress and egress have to be.

Fletcher asked if the Zoning Commission would like to meet with Stephen Anderson, Director of Greene County Regional Planning, who was part of Land Use Planning Committee, for information on the Land Use Plan. They do want that set up. Washington suggested it may be feasible for Trustees who have not been very involved in the Land Use Plan to come also.

At the next work session the following will be on the agenda: Flood plain overlay text amendments; Agriculture text amendments; and the Land Use Plan.

The next work session will be held on June 12 at 6:00 p.m. The Zoning Commission will hold a Work Session at 6:00 p.m. and Public Hearing at 7:00 p.m.

The Zoning Commission will have a Work Session on the future Land Use Plan on July 10 at 6:00 p.m. Stephen Anderson will be invited to this Work Session. They will invite the Trustees to attend at staggered times. Alternate date could be July 17.

The Public Hearing on the future Land Use Plan is set for August 14 at 6:00 p.m.

Washington asked about making the changes to incorporate ORC 519.01. That will need to be done in the future. It will be added to Section 400 Agriculture of the Zoning Resolution.

Work Session adjourned.

ATTEST:

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Alan D. Stock, Zoning Clerk