

# XENIA TOWNSHIP ZONING COMMISSION

## MEETING

June 25, 2013

**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 June 25, 2013 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, Kent Harbison, Alan King and Harold Snyder. Also present was Alan Stock, Zoning Inspector/Clerk.

Chairman Alan King called the meeting to order at 6:13 p.m. Harbison made a motion to approve the minutes from May 28, 2013. Ferguson seconded. All voted aye.

Stock said the letter of thanks was sent to Steve Key.

Stock stated the Trustees approved adding the Conditional Use text in 401.4.3 of the Estate District to the Conditional Use text of the Agricultural District. The Trustees also approved the text amendment for Section 600.7 Hearing notification.

New Zoning Resolutions in binders will be distributed to the Zoning Commission at the next meeting. They will also be given to the BZA, the Greene County Regional Planning and Coordinating Commission, the Greene County Recorder, and the Trustees.

The text for digital signs was changed at the last meeting to allow electronic signs by omitting the last sentence in 517.1.A.

From the last meeting Section 517.1.C was amended to say "Where illuminated or electronic signs are permitted, no illuminated or electronic message shall change more often than every 10 seconds. All signs shall be designed and constructed so as to prevent glare upon the street or adjacent property. Such illuminated or electronic message shall be turned off no later than 11:00 p.m. or at the end of the business day, whichever is later when such sign is within two hundred (200) feet of an R-1, R-2, or R-3 District."

There was discussion about the new electronic sign on US 35. It changes every 7 to 10 seconds. Some signs along the roadways change very quickly and have more animation. The Zoning Commission does not like the signs that change so fast they cannot be read and are just used as an eye catcher. Sugarcreek Township does not allow any electronic signs except at gas stations. The City of Xenia has very restrictive regulations on signs. You can have any sign in a window of a business as long as you don't cover more than 25% of the window. You can have a sign on the building that is 1 sq. ft. per linear ft. of building size. Stock made a point about signs not being allowed on wire base supports in Xenia Township and some think that is extreme. The

other day one of the Township's mowers had over \$300 in repairs after snagging a wire base support.

After much discussion the Commission decided to amend Section 517.1.C to say "Where illuminated or electronic signs are permitted, no illuminated or electronic message or image shall change more often than every 8 seconds. All signs shall be designed and constructed so as to prevent glare upon the street or adjacent property. Such illuminated or electronic message or image shall be turned off no later than 11:00 p.m. or at the end of the business day, whichever is later when such sign is within two hundred (200) feet of an R-1, R-2, or R-3 District."

The following definition for Electronic Sign is proposed: An internally illuminated sign using CRT, LED, LCD, or similar electronic technology.

The next meeting will be July 23 at 6:00 to continue discussion of digital signs and alternative sources of energy.

King proposed adding cell phone tower text to the agenda to encourage tower construction in our area. He would also like to discuss off- site signage text. As a long term goal he would like to look into agricultural tourism. He cited an example of a neighboring township business that runs wedding receptions out of a shelter house they built on their farm. (A non-agricultural use on an agricultural property.)

Ferguson brought newspaper articles about alternative energy. They will be copied and distributed to the Commission at the next meeting.

Ferguson made a motion to adjourn the meeting. Harbison seconded. All voted in favor. Meeting adjourned at 7:43 p.m.

ATTEST:

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Alan D. Stock, Zoning Clerk