

XENIA TOWNSHIP ZONING COMMISSION

MEETING

August 26, 2014

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 August 26, 2014 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Attendees: Virgil Ferguson, Kent Harbison, Alan King, Jeffrey Zweber, alternate Donna Randall, alternate Harold Snyder and Alan Stock, Zoning Inspector/Clerk.

Chairman Alan King called the meeting to order at 6:07 p.m.

A motion was made by Jeffrey Zweber to approve the minutes as submitted from the Zoning Commission Meeting on July 29, 2014. Virgil Ferguson seconded. All voted aye. Minutes were approved.

Mr. Stock reported about placement of signs, notices that were mailed and a legal notice sent in for the Public Hearing for possible rezoning of three Cemex parcels. He notified Fairborn in case any of their residents called them. He said 420 notices were mailed out that day. The signs were placed on W. Hyde, W. Enon and SR 235. The Public Hearing will be held on Saturday, September 6, 9:00 a.m., at Central State University in the Education and Natural Science (SIMS) Building, Room 114. The Commission discussed procedure for the Public Hearing. Mr. King and Mr. Stock will firm up the Agenda. Mr. King asked if they would be going by majority vote or unanimous vote at the Trustees' Public Hearing. Mr. Stock answered the ORC changed it to majority several years ago. Mr. King said there is a good chance there will be more than one hearing. He would like to limit each public hearing to 2-2 1/2 hours.

Mr. Stock has been creating new applications for Conditional Use Variances and Area Variances (with Duncan Standards) to handle things procedurally.

Mr. Stock said Stephanie Hayden commended the Xenia Township Zoning Commission for being proactive in their Zoning Resolution. She said they were the only ones in Greene County being proactive instead of reactive. He thanked them for their work.

The Commission discussed the proposed Rural Entertainment and Hospitality text amendments. The Commission sorted out the text to say:

Rural Entertainment and Hospitality: A private business enterprise, offering a venue for non-public events on agricultural property that includes non-agriculturally related activities such as: barn dances, weddings, receptions, official or formal ceremonies, social gatherings, family reunions, campfires, picnics, retreats, or special events. Such activities shall take place between the hours of 9:00 a.m. and 11:00 p.m., not more than twelve (12) days a month, and for no more than three (3) consecutive days.

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The Zoning Commission would like some considerations for: emergency access; distance to dwellings; setbacks; noise; lights; external effects; sanitation; parking; traffic control; alcohol consumption; safety, security and health.

Mr. Stock will send the revisions to Greene County Regional Planning for review. The Zoning Commission will hold a Public Hearing for these text amendments on Tuesday, September 23 at 7:00 p.m.

The Zoning Commission began discussion about Mobile Home Districts. The Xenia Township Zoning Resolution, Section 415.4, does not comply with the latest ORC 4781. The Zoning Resolution can only dictate the minimum road frontage and minimum acres allowed for a mobile home park, the rest is regulated by the State. If there are three or more mobile homes, it is considered a park and regulated by the State. If someone wants a mobile home park, they have to request a rezoning. Even signs are regulated by the Manufactured Home Commission. The Commission decided on a minimum of 10 acres and 600' of road frontage for the Mobile Home District.

They will discuss Mobile Home District Text Amendments and Kennel Text Amendments at the next meeting on September 23.

Virgil Ferguson made a motion to adjourn the meeting. Kent Harbison seconded. All voted in favor. Meeting adjourned at 7:58 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk