

**XENIA TOWNSHIP ZONING COMMISSION
PUBLIC HEARING
ZONING MAP AMENDMENT WELL FIELD PROTECTION OVERLAY
DISTRICT**

FEBRUARY 22, 2022

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 public hearing on February 22, 2022 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 6:02 p.m.

All participated in the Pledge of Allegiance.

Roll Call: Virgil Ferguson, Alan King, Roy Colbrunn, Chris Stout, Jeffrey Zweber, and Alan Stock, Zoning Inspector.

Jeffrey Zweber, Zoning Commission, explained the rules and procedures for the Public Hearing and asked Alan Stock to go over the Ohio Revised Code (ORC) requirements for this hearing and whether these have been met.

Alan Stock, Zoning Inspector, went over the Exhibits for this hearing and discussed each of them, and after checking all exhibits he stated that he agreed that all of the ORC procedures have been met and have been verified and placed so that the Commission can hear this application in its entirety this evening.

Jeffrey Zweber, Zoning Commission, asked the petitioner to step to the podium and make his presentation.

Paul Stork, Principal Project Manager at Wood PLC, stated that the purpose of the meeting is to protect drinking water sources. He went on to state that the Ohio EPA (Environmental Protection Agency) requires there to be protection for every public water supplier in the state. Mr. Stork state that Xenia is one of the more proactive water suppliers in the state of Ohio. He further stated that more data was collected in 2014, and that a refined model has now included the entire area into the zoning for the new Well Field Protection Map.

Joe Bates, Water Treatment Supervisor at City of Xenia Water Treatment Plant, stated that the plant produces approximately 3.3 million gallons of water a day. He stated that the Time of Travel is projected at a higher level than what is actually produced on a daily basis. Mr. Bate further stated that the plant is designed to produce 10 million gallons a day, but that the highest he has seen produced a day is 6 million gallons and that was during hydrant flushing. He went on to state that the plant has eleven (11) production wells, seven (7) are located next to the water Treatment Plant and the other four (4) are located across the bike path. He further stated that there are also nine (9) monitoring wells and that Wood PLC is contracted to do sampling of the monitoring wells to locate potential contaminates before they reach the Well Field. Mr. Bates further stated that Ohio EPA requires that the production wells are to be sampled yearly.

Alan King, Zoning Commission, asked how deep the production wells are.

Joe Bates, Water Treatment Supervisor at City of Xenia Water Treatment Plant, stated that the production wells are 80-100 feet deep.

Alan King, Zoning Commission, asked what the wells are layered with.

Joe Bates, Water Treatment Supervisor at City of Xenia Water Treatment Plant, stated that the wells are typically layered with sand and/or gravel.

Roy Colbrunn, Zoning Commission, asked if the City of Xenia was to expand and needed to produce more water, how the expansion would affect the one (1) and five (5) Year Time of Travel.

Joe Bates, Water Treatment Supervisor at City of Xenia Water Treatment Plant, stated that the current model is projected for 8 million gallons per day. He further stated that industrial growth would put more of a demand on the water plant than residential growth. Mr. Bates went on to state that in his seven (7) years at the plant, the water production has been a steady 3 million gallons per day, that in 2020 the production was 3.2 million and in 2021 the production was 3.3 million, he went on to state that the plant no longer sells water to Greene County so the production has leveled off.

Roy Colbrunn, Zoning Commission, commented that the plant is designed to produce 10 million gallons a day so there is plenty of capacity for growth.

Joe Bates, Water Treatment Supervisor at City of Xenia Water Treatment Plant, stated that was correct and that the plant also has the ability to shut down for two (2) days and that the water towers offer the water supply for the two (2) days.

Chris Stout, Zoning Commission, asked what the different colored zones (red line is one (1) year Time of Travel, yellow line is five (5) year Time of Travel) on the map meant to residents.

Joe Bates, Water Treatment Supervisor at City of Xenia Water Treatment Plant, stated that the five (5) year Time of Travel has less of an impact on the Well Field than

the one (1) year Time of Travel does. He further stated that the further away the from the plant, the longer it would take a contaminate to reach the water supply so there is more time for ramification.

Paul Stork, Principal Project Manager at Wood PLC, stated that only the one (1) year Time of Travel is inspected yearly.

Alan King, Zoning Commission, stated that the plant is drawing less than half of capacity of water per day. Mr. King went on to ask if the one (1) year Time of Travel area is smaller than the actual water draw in one year.

Joe Bates, Water Treatment Supervisor at City of Xenia Water Treatment Plant, stated that the actual one (1) year Time of Travel area is greatly reduced when compared to the area on the map over the past several years.

Jeffrey Zweber, Zoning Commission, called for any public comments.

Maury Watson, 1358 Old Springfield Pike, Xenia, Ohio, asked if the water treatment plant checked for contaminates in the water supply routinely.

Joe Bates, Water Treatment Supervisor at City of Xenia Water Treatment Plant, stated that the plant is required to take 30 samples a month from the distribution system and they also take samples when the wells are cleaned. He further stated that they use Sodium Hydrochloride as the disinfectant.

Diane Atkins, 1615 US 68 North, asked if there would be inspections on her property.

Alan Stock, Zoning Inspector, stated that if they inspect her property, she will receive a letter by mail stating that they will be on her property on a given date, between given times. He went to state that they typically only go through the back yards, that they do not go into any buildings or uncover anything, that they only perform a visual inspection. He further stated that they are only looking for potential contaminants and that they pay particular attention to anything that is stored in five (5) or more gallon containers. He went on to say that if they find anything suspicious, that the homeowner will receive a letter and pictures of the suspicious contaminate and a plan to rectify the potential contaminants.

Joe Bates, Water Treatment Supervisor at City of Xenia Water Treatment Plant, stated that the new Well Field map now includes a five year time of travel near Jacoby Road for the Yellow Springs water supply.

Chris Stout, Zoning Commission, asked where Yellow Springs gets their water from.

Joe Bates, Water Treatment Supervisor at City of Xenia Water Treatment Plant, stated that Yellow Springs and Xenia receive their water from the same aquafer.

Jeffrey Zweber, Zoning Commission, closed the meeting for comments.

Jeffrey Zweber, Zoning Commission, called for a motion.

Motion to approve Well Field Protection Map Amendment was called by Alan King and Seconded by Virgil Ferguson.

Jeffrey Zweber, Zoning Commission, called for a vote.

Roy Colbrunn - AYE

Virgil Ferguson - AYE

Alan King - AYE

Chris Stout - AYE

Jeffrey Zweber - AYE

MOTION PASSED

Jeffrey Zweber, Zoning Commission, called for a motion to adjourn.

Roy Colbrunn moved to adjourn the public hearing; Chris Stout seconded the motion. All voted AYE. Hearing adjourned 6:41 p.m.

ATTEST:

Alan D. Stock, Zoning Inspector