

XENIA TOWNSHIP JOINT TRUSTEE & ZONING COMMISSION

MEETING

January 29, 2019

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 29, 2019 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Chair Susan Spradlin called the meeting to order at 6:03 p.m.

Attendees: Susan Spradlin, (Trustee), Janis James (BZA), Ed Jacobson (BZA), Doug Cope (BZA), Virgil Ferguson (ZC), Steve Combs (Trustee), Scott Miller (Trustee), Jeffrey Zweber (ZC), and Alan Stock (Administrator/Zoning Inspector)

Mrs. Spradlin explained the purpose of the meeting which is just a reiteration that this meeting is for discussion purposes. The zoning commission is not interested in talking about anything specific that may come up. This is a generalized meeting to get both groups on the same page.

Mrs. Spradlin started with the first topic on the agenda and asked if two meetings a year were better than four. Mr. Jacobson stated he felt it would depend on what was going on around the Township. Mr. Miller stated he felt it benefits all when the Trustees have issues with things they are seeing around the township and would like the boards to address or if the boards are going down a certain path and has questions of the Trustees, then this is a great time to be able to do that. He stated four meetings a year were good as long as they were accomplishing things. Mr. Zweber stated he likes the way things were being handled, the last meeting was only cancelled because of a lack of topics. He stated now they have more topics to discuss but attendance drops or there was a lack of topics then they could cancel others if needed. Everyone agreed as long as there were topics to discuss then keep the meetings at four meetings per year.

Mrs. Spradlin asked about the checklist of important factors when a re-zoning application was received. Mr. Zweber stated he thought it would be nice to give the applicant a list of things that the Trustees and Zoning Boards were interested in, this can help the applicant prepare a presentation about the reason for the re-zoning. He gave some examples, traffic impacts, nuisances, water, runoff, fire protection, and sewer. He stated some of these things are not under the zoning but handled by other agencies but we want them to talk to about but others that are not factors in making a zoning decision. He stated he would like this to be used for guidance and it thinks it would keep the meetings on topic for rezoning. Mrs. Spradlin stated she thought this checklist was a great idea. Mrs. James stated it may help to add some of the zoning questions that come up during a meeting. Mr. Miller stated when it comes to some of the things that are handled by other agencies, it helps that these are part of the zoning application so that these things do not get forgotten. There was discussion about what information could be included in the checklist for buildable lots.

Mrs. Spradlin asked about the Thoroughfare Plan and Mr. Zweber stated they had discussed this briefly in the past. He stated they have continued to work on this and the heavy industrial district. This district must be on an arterial street and he explained the different types of streets and their definitions. He stated they needed a map that should which streets are which type. Mr. Miller stated

the County Engineer has this type of map. Mr. Zweber asked if the Trustees were happy with the County map and what the Trustees envision the future road upgrades may be. Mr. Zweber stated what he thought the Thoroughfare Plan meant to him and would like to know the trustees view on the future of the roads. There was discussion about which roads may change in the future so that zoning can plan with those changes in mind. Mrs. Spradlin asked Mr. Stock if there had been any news from the State about the US42/Bickett Road study. Mr. Stock stated they have initiated the rapid beacon signs in two of the three areas. He stated the State was waiting until the third area was finished with sidewalk and guard rail before having the sign installed. He stated there were new telephone poles with brighter lights in the area, the speed signs were installed, and the crosswalks have been updated with painting at Brush Row Road and N. Bickett Road. He stated he believed the Township was completely compliant with all signs in that area. There was discussion about the safety studies that had been done in the area.

Mr. Zweber stated the philosophy of Home Occupations for the Township. He stated he did not like all the text that was in the Resolution. He would like everyone's thoughts about what should be allowed and not allowed when it comes to Home Occupations. Mr. Stock stated right now a Home Occupation/ business cannot occupy more than 25% of the home, cannot have any outside visual cues that you have a business going on, no more than three parking spaces, and only one other person who works in that 25% of your home. He stated that only in the Agricultural District can the home owner use another building for a home occupation. He stated there was change in the signs allowed when the Commission made changes to the Section of the Resolution regarding signs. Mr. Miller stated he felt the traffic being an issue whether customers or deliveries would be a defining mark.

Mrs. Spradlin stated they have a new County Commissioner and they had spoken with the Commissioners in the past about entering into a land bank. She stated the Township had four or five homes that could be placed into a land bank. She stated she was going to work with the County Commissioners to get a land bank set up for Greene County so that the Township would not see property values go down.

Mr. Miller stated he wanted to discuss a maintenance code for properties. He asked everyone to think about this for the next meeting. He stated one of the problems they have with zoning and trying to look at the homes that are not being taken care of and other issues with the property and getting to a spot where the Township has more enforcement for these issues. He stated it would be nice to have something that states what the Township expects for residence and business to keep a property so that it would not be a deterrent to the area.

Mr. Stock stated the item the Board of Zoning Appeals(BZA) wanted to discuss was regarding the Trustees to give a little discussion about what was happening in the Township. He stated they (BZA) were always looking over someone's shoulders as far as what was the intent and how would a variance change the outlook/appearance of a neighborhood. Just highlights to help them for when they have to make decisions during hearings. Mr. Stock advised he also gave out copies of minutes from the past meetings so everyone could look over past topics.

Mrs. Spradlin moved to adjourn, Mr. Zweber seconded the motion. All voted aye. Meeting adjourned at 7:13 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk