

**XENIA TOWNSHIP ZONING COMMISSION**  
**CONTINUED PUBLIC HEARING**

August 25, 2015

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 continued public hearing on August 25, 2015 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH 45385.

Chairman Jeffrey Zweber called to order at 6:30 p.m. the continuation of the Public Hearing for proposed sign text amendments.

Roll Call: Virgil Ferguson, Willie Washington, Jeffrey Zweber, Donna Randall and Alan Stock.

Mr. Zweber asked Mr. Stock to review the procedures and what has been done so far. Mr. Stock gave an overview. He said they have a quorum; however, they are down to three members of the Zoning Commission who will be allowed to vote—Willie Washington, Donna Randall and Jeffrey Zweber.

Mr. Zweber said minutes were distributed for the August 11 session of the public hearing but he would like to approve all the minutes at one time after the hearing is closed.

Mr. Zweber called their attention to a memorandum from Ken LeBlanc, Greene County Regional Planning, an 8/11/2015 working copy of the text amendments, two new tables and some text amendments in red font he provided for discussion.

Mr. Zweber said in the memorandum Ken LeBlanc suggested adding “top of” in front of the word sign in Section 517.1.(8). Mrs. Randall made a motion to add “the top of the” in front of the word sign in Section 517.1 (8). Mr. Washington seconded the motion. There was no discussion. All voted Aye.

Mr. Zweber said there were some suggested policy changes—the first one was adding a height restriction to residential areas and getting more restrictive as the lot size decreases. Mr. LeBlanc suggested a maximum height of three (3) feet in R-1 and E and allowing a maximum of ten (10) feet for signs for conditional uses in R-1 and E. Discussion. No action was taken after this discussion.

The next suggestion given by Mr. LeBlanc was limiting the number of signs allowed. The Commission liked the philosophy of limiting by square footage and size. They thought limiting to one sign was extreme. After discussion no action was taken.

Mr. Zweber went to his proposed amendments and suggested changing the title of 517.4 from Business or Manufacturing District Signs to Allowable Signage by District. Mr. Washington made a motion to change the title of 517.4 to read Allowable Signage by District. Mrs. Randall seconded. All voted Aye.

Mr. Zweber proposed adding a definition for Strobe Sign. Mrs. Randall made a motion to add a definition for Strobe Sign to the text amendments, seconded by Mr. Washington. All voted Aye.

Mr. Zweber proposed adding a prohibition to illuminated signs in 517.4.2 R-1 and E Districts. Mrs. Randall made a motion to add the sentence “Illuminated or electronic signs are prohibited” in 517.4.2 R-1 and E Districts. Mr. Washington seconded. All voted Aye.

There was discussion about 517.1.3 that was supposed to be in “track changes” mode but the paragraph was deleted instead. Mr. Zweber said in the interest of clarity now that they have zones that prohibit illuminated or electronic signs he suggested adding “Where permitted,” to the beginning of 517.1.3. Mr. Washington made a motion to add “Where permitted,” to the beginning of 517.1.3. Mrs. Randall seconded the motion. All voted Aye.

The next item the Commission discussed was full motion video. In 517.1.3 Mr. Zweber suggested prohibiting full motion video effects. The suggestion was for 517.1.3 to read “Where permitted, all illuminated or electronic signs shall be designed, constructed and operated so as to prevent glare upon the street or adjacent property. Both strobe and full motion video effects are prohibited. Such illuminated or electronic message shall be turned off no later than 11:00 p.m. when such sign is within two hundred (200) feet of an R-1, RM, R-MH, or E District.” In addition to this, two definitions would need to go with it: Sign (Full Motion Video) and Sign (Repetitive Animation). Mrs. Randall made a motion to change 517.1.3 to read “Where permitted, all illuminated or electronic signs shall be designed, constructed, and operated so as to prevent glare upon the street or adjacent property.”; to add the sentence “Both strobe and full motion video effects are prohibited”; and to add two definitions: Sign (Full Motion Video) and Sign (Repetitive Animation). Mr. Washington seconded. All voted Aye.

Another thing Mr. Zweber wanted to discuss was display times and transition times. He suggested adding two sentences to 517.1—“Messages shall have a display time of eight (8) seconds or longer. The transition time between messages shall be one (1) second or less.” He also suggested a new definition: Sign (Transition). He said he was trying to allow a message that that can have repetitive animation, then a one (1) second transition until you get to another message that can have repetitive animation in it. There was discussion. Mr. Zweber suggested adding a sentence “Messages may contain repetitive animation.” Mrs. Randall made a motion to add to 517.1.3 “Messages may contain repetitive animation” (following “Both strobe and full motion video effects are prohibited”). Mr. Washington seconded. All voted Aye.

Mrs. Randall made a motion to accept all text amendment changes and a conveyance letter signed by Jeffrey and Alan be presented to the Trustees for their approval. Mr. Washington seconded. All voted Aye.

Mr. Ferguson made a motion to adjourn the Public Hearing. All voted aye. Public Hearing adjourned at 7:35 p.m.

ATTEST:

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Alan D. Stock, Zoning Clerk