

**XENIA TOWNSHIP BOARD OF TRUSTEES**  
**PUBLIC HEARING FOR TEXT AMENDMENTS**  
**TO TOWERS/EXCEPTIONS TO BUILDING HEIGHTS**  
**SECTION 510 AND 518**

February 2, 2017

**THESE MINUTES ARE A SUMMARY OF THE EVENTS OF THE HEARING AND ARE NOT A WORD FOR WORD ACCOUNT OF THE DISCUSSIONS WHICH TOOK PLACE.**

The Xenia Township Board of Trustees held a public hearing on February 2, 2017 at 7:55 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Attendees: Steve Combs, Trustee, Chair; Susan Spradlin, Trustee; and Sheila Seiter, Fiscal Officer; Alan Stock Zoning Inspector. Scott Miller, Trustee, was Absent.

Mr. Combs called the hearing to order at 7:55 p.m. Mr. Combs asked everyone to stand and participate in the Pledge of Allegiance.

Mr. Combs asked for the verification of the Ohio Revised Code (ORC). Mr. Stock explained the exhibits he had which verified that ORC519.12 had been adhered to by the Zoning Commission. Exhibit One is the Procedure Checklist, Exhibit Two is the letter of conveyance, Exhibit Three is the Staff Report to the Zoning Text Amendments for Sections 510 and 518 and the definitions, Exhibit Four is the red line working copy, Exhibit Five is the Resolution, Exhibit Six is proof that ORC 519.12 was followed for the newspaper ad that was placed within 10 days before the public hearing. Mr. Stock explained that letters were not sent out to residents because these changes did not affect a certain parcel but a change to the entire text. Mr. Stock advised the Trustees, as Zoning Inspector, the Zoning Commission has complied and has proof of the complicity of the Revised Code 519.12. He stated that the Trustees can legally and ethically make a decision on this tonight because everything was followed as required.

Mrs. Spradlin asked about the exhibits to be sure she had everything in order. She was missing Exhibit Five; copies were made for the Trustees so that they had all the exhibits.

Mr. Stock stated that there were copies of the minutes from two of the meetings where there was discussion about these text changes.

Mr. Combs read the meeting procedures for attendees.

Mr. Combs opened the floor for the Public Portion of the meeting. He advised those in favor of the text changes would be first:

There were no attendees to speak in favor of the text changes.

Mr. Combs opened the floor to those against the text changes.

There were no attendees to speak against the text changes.

Mr. Stock asked for a motion to close the public portion of the meeting, since the audience had been given two opportunities to speak on this matter.

Mr. Combs moved to close the public portion of meeting, Mrs. Spradlin seconded the motion.

Roll Call: Mr. Combs- Aye, Mrs. Spradlin- Aye. Motion carried.

**PASSED** by roll call of 2-0.

Mr. Stock stated that the Public Portion section of this hearing was now closed.

Mr. Combs stated that the Trustees would deliberate at this time. Mr. Stock asked if the Trustees had any questions that could be answered that was or was not covered or if there was any other information they might need or want to make a decision.

Mrs. Spradlin stated that she did not have any questions and she did have a chance to look it over the information and make notes. She stated that there was a seminar at OTA regarding this same issue and she thought it was so awesome that our Zoning Commission is right on top of things.

They did not have to do this; they were not forced to work on this. She explained that it is the fact that they initiated it on their own and making sure that our zoning was up-to-date with the ORC. She explained what she learned from reading the text changes and she was enlightened by the information. Mr. Stock advised that the only zone they can control this issue is in Residential. He stated that the Zoning Commission stated that in Residential the setbacks were doubled. She stated that she learned about macro and micro towers, which are called small cells and macro cells.

Mr. Stock thanked Mrs. Spradlin for her comments and stated that this was why the Zoning Commission had to work on Building Heights as well as Towers.

Mr. Combs moved to accept the changes to the Xenia Township Zoning Resolution Section 510, Exceptions to Building Heights, Section 518, Towers, and associated Definitions as presented. Mrs. Spradlin seconded the motion. Roll Call: Mr. Combs- Aye, Mrs. Spradlin- Aye. Motion carried. **PASSED** by roll call of 2-0.

**RESOLUTION NO. 2016-027**

Mr. Combs moved to adjourn the public hearing. Mrs. Spradlin seconded the motion. Roll Call: Mr. Combs- Aye, Mrs. Spradlin- Aye. Motion carried. **PASSED** by roll call of 2-0.

Adjourn 8:08 p.m.

_____	XENIA TOWNSHIP BOARD OF TRUSTEES
Resolution #	
_____	_____
Date Approved	Steve Combs, Chair
ATTEST:	_____
	Scott Miller
_____	_____
Sheila Seiter, Fiscal Officer	Susan Spradlin

MEH