

RECORD OF PROCEEDINGS

MINUTES OF THE XENIA TOWNSHIP TRUSTEES & ZONING COMMISSION:

JOINT MEETING
SEPTEMBER 29, 2015 5:00 P.M.

NOTE: These minutes are a summary of the discussion and are not a word for word account of the discussions. The proceedings were electronically recorded. The meeting place was the Xenia Township Office, 8 Brush Row Road, Xenia, Ohio.

PRESENT: Susan Spradlin, Trustee Chair; Daniel O'Callaghan, Trustee; Scott Miller, Trustee; Willie Washington, Zoning Commission; Alan King, Zoning Commission; Harold Snyder, Zoning Commission; Jeffrey Zweber, Zoning Commission; Donna Randall, Zoning Commission; Alan Stock, Administrator.

Chair Susan Spradlin welcomed everyone and thanked the Zoning Commission for joining the Trustees for an informal meeting. She said the meeting was to learn about each Board's ongoing projects so there is no confusion.

Daniel O'Callaghan wanted to be clear that the Trustees are not trying to control the Zoning Commission and their decisions. He said this meeting is just an open dialog to get each Board on the same page.

Daniel O'Callaghan thanked the Zoning Commission for their hard work on the Sign Text Amendments. Mrs. Spradlin agreed and said she thought it was easier for the Trustees to deal with than she expected with the hard work that was performed by the Zoning Commission.

Alan King said they started off without having modern language for electronic signs and when fixing that language they discovered the entire amendment needed to be fixed. Jeffrey Zweber said the Sign Text Amendments were the hardest and most difficult part for any zoning issue.

Jeffrey Zweber said the Zoning Commission had just started the issue of cell phone towers. He said they have started their research to figure out what the Township is allowed to do and then they can begin their discussion.

Daniel O'Callaghan said he had one concern about the referendum that had been submitted to be placed on the ballot for the CEMEX annexation. He said they should take a good look at the mining ordinances just in case the issue went to court. Jeffrey Zweber said the mining ordinance needs changing. He explained what he thought needed changed. Susan Spradlin said she knows for sure that the referendum will be on the ballot for the City of Fairborn because she helped collect the signatures. She said CEMEX put a clause in the agreement for annexation with the City of Fairborn that if they do not get the clearance for mining, they have the power to move back into Xenia Township. She agreed that the zoning resolution for mining needs to be changed. It was agreed that the current zoning resolution does not protect residents and property owners in the mining areas.

Scott Miller said several years ago the Zoning Commission had hearings about mining, and he thought there were two current members who were there in that period of time. He said there was a tremendous amount of work put into the resolution the Township has today that was resident-based along with the Zoning Commission, mining industry and residents on West Enon Road being involved. He did not agree with completely redoing the resolution. He thought it needed to be looked over for minor changes.

A discussion was held about whether or not telephone companies are going to be discontinuing use of the landlines and phone towers.

Susan Spradlin said she requested looking at fly rock, prior to becoming a Trustee, and she was almost positive a resolution was made by the Trustees and was sent to the Zoning Commission. A discussion was held about not receiving a resolution in 2012.

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Jeffrey Zweber asked to clarify the procedures. He asked about scenarios of something that may happen to help his understanding. Susan Spradlin read the resolution from the August 6, 2013 Trustee Meeting about the mining text and fly rock distance.

Jeffrey Zweber explained the order in which the Zoning Commission discussed their topics. Susan Spradlin said she thinks the Township should have their Mining Text done or close to it by voting day, just in case.

Susan Spradlin shared a personal experience with the mining by CEMEX and how her property has changed over time from the blasting. She asked how one would know they were protected when they cannot prove CEMEX is at fault. Alan King followed up with a few questions.

Daniel O'Callaghan said he has no issue with mining in Xenia Township only if CEMEX has the proper protections in place. He wants the maximum protection for the residents.

Alan explained what he does for the Zoning Commission and explained the zoning resolution they currently have on mining districts and overlays.

Susan Spradlin asked if Alan had found out anything about the properties near SR 235, West Enon Road and West Hyde Road always being agricultural. Mr. Stock said he had talked to resident Joe Pence, 3300 W. Enon Rd., and received a document from him about zoning and mineral extraction. A discussion was held about procedures for changing from zoning district to zoning district. A discussion was held about what the changes would cost.

Susan Spradlin asked if the Commission needed anything, like tools or supplies. Alan King said they get everything from Alan. Donna Randall responded that Jeffrey is great with the ORC and is very knowledgeable.

A discussion was held about whether or not a member could vote if they missed a meeting and if it was in the ORC. Jeffrey Zweber said Stephanie Hayden stated the rules clearly about voting. It was suggested that a new recording technique for the meetings, such as taking videos. A discussion was held about the cost of getting decent video recording equipment.

A discussion was held by Susan Spradlin about getting flash drives for all Zoning Commission members to put the information on.

A discussion was held about zoning text for wind farms within Xenia Township.

Mr. Miller thanked everyone for attending the informal meeting.

ADJOURNMENT:

A motion was made by Mrs. Spradlin to adjourn the informal Joint Meeting with the Zoning Commission, seconded by Mr. O'Callaghan. Roll Call vote: All voted Aye. The Joint Meeting adjourned at 7:04 p.m.

XENIA TOWNSHIP BOARD OF TRUSTEES

Resolution # _____

Date Approved: _____

ATTEST:

Susan Spradlin, Chair

Daniel O'Callaghan

Alan D. Stock, Administrator

Scott Miller

mlp