

XENIA TOWNSHIP ZONING COMMISSION MEETING

January 11, 2014

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 11, 2014, at 8:00 a.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH 45385 with the following members present:

Virgil Ferguson, Kent Harbison, Alan King, Willie Washington, Jeffrey Zweber, and alternate Harold Snyder. Also present were Alan Stock, Zoning Inspector/Clerk, and Stephen Anderson, Greene County Regional Planning.

The meeting was called order at 8:40 a.m. after breakfast. Virgil Ferguson made a motion to approve the minutes from the December 17, 2013 meeting. Jeffrey Zweber seconded. All voted AYE.

There was a discussion regarding Cheri Dixon and her 25 acre farm. Mr. Stock discussed if the committee was comfortable with the current definition for rural entertainment. Does anything need to be added or taken away? Based on the current definition, rural hospitality and entertainment would be defined as a conditional use.

There was also a discussion of parking requirements. Mr. Stock states that his only requirement is that parking be readily available as long as it is not in storm water or standing water area. Mr. Snyder stated his concern with parking on the side of the road. Parking enforcement would be based on permitted occupancy. Stephen Anderson suggested that the requirements for a permit be listed on the permits so that the property owner is aware of conditions that must be met before permit is issued. It was discussed that Mr. Stock would create separate permits for each allowable use.

Mr. Stock stated there were three items that were of interest: Fire/emergency, parking and the release of balloons. Balloon release causes problems for farm animals. The release of balloons shall be prohibited within Xenia Township. Mr. Stock will place this information on the permit so that the property owner is aware of this ahead of time.

There was a discussion of signage and size allowed in certain districts. There was also a discussion of the definition of a sign. The need for addressing temporary signs was discussed. There is a need to address signage specifics for each of the 13 districts in Xenia Township. Mr. Anderson stated that he would do some Ohio sign research. He will try to find some existing signage text that will address some of the problems regarding this issue. It was agreed that a good starting point for the next meeting will be a 50 square foot sign.

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Mr. Anderson thanked Mr. Stock for the wonderful food he provided. He complimented the board on their efforts to tackle such difficult issues. Mr. Stock thanked the board for their cooperation.

Kent Harbison made a motion to adjourn the meeting. Alan King seconded. All voted in favor. Meeting adjourned 10:54 a.m.

ATTEST:

Alan D. Stock, Zoning Clerk