

**XENIA TOWNSHIP JOINT TRUSTEE & ZONING COMMISSION**  
**MEETING**

January 30, 2018

**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 30, 2018 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Attendees: Scott Miller (Trustee), Jeffrey Zweber (ZC), Ed Jacobson (BZA), Kent Harbison (ZC), Virgil Ferguson (ZC), Alan King (ZC), Alan Stock, Zoning Inspector.

Mr. Miller called the meeting to order at 6:00 p.m.

Mr. Stock advised that the Board of Zoning Appeals had only two members and the Zoning Commission had only four members. He explained where he was in the process of getting new members for the vacancies. He stated that names of the people that had come in and taken the test.

Mr. Miller asked the zoning members for their thoughts on finding a good representation of Township residents to be interested in becoming a member. Mr. Zweber stated that for it was important to recognize the different neighborhoods within the township and felt the current Zoning Commission had been doing a good job of this. Mr. King advised that he was not sure how anyone could target just a certain part of the Township since the neighborhoods were generally small. Mr. Jacobson stated that he agreed with them and that he felt the Township as a whole was being well represented. Mr. King stated that sometimes it was easier to look at the Township as residences, businesses and agricultural than to look at it as East, West, North, or South.

Mr. Miller stated that the topic for the evening was regarding Adult Entertainment and stated that he had brought this up from an administrative point not a zoning one. There was discussion about when work had been done on this section of the Zoning Resolution.

Mr. Stock stated that there were two types of adult entertainment and went over what steps these types of businesses had to do business within the township. He explained how zoning was done for these businesses. There was discussion about what the Zoning Inspector does when an application would be received by this type of business. Mr. Stock explained that this type of business was allowed in B-3, M-1, M-2, and M-3 and pointed out these areas on the zoning map the everyone. There was discussion about the area around Cemex that had been annexed to the City of Fairborn. Mr. Stock advised that there was lot done in 2011 but now it was time to work on the licensure part of this and get it put together. Mr. Miller stated that he would like to move on since this seemed to be in the Trustees Court and they needed to do some work on it. There was discussion about how other jurisdictions handle the zoning aspect for this type of business.

Mr. Miller asked if PUD's were a priority. Mr. Zweber stated that this topic came up during the Kil-Kare Public Hearing last August. Mr. Zweber explained that they have text regarding PUD's but there are no PUD's currently in the Township. He stated that they have taken an initial look

into the text and they should take a more detailed look into them if the Township want sot have PUD's. Mr. Zweber advised that unless there was something he was unaware of then PUD's were down low on the list. Mr. Miller stated that he thought if someone were to bring something out of the ordinary to the Township then a PUD could be the route to consider. Mr. Zweber stated that one of the common uses for PUD's were for mixed use development. He stated that this was a complicated situation, where you have housing, businesses and all kinds of stuff that the Township's traditional zones do not handle. He advised that if someone showed up and wanted to be putting a mixed-use development in, then a PUD would be their only route. Mr. Zweber explained the discussion that came up during the Kil-Kare public hearings about PUD's and conditional uses. There was discussion about how other jurisdictions handle similar situations and how it could be handled to benefit the Township.

Mr. Miller advised that Mr. Combs wanted to attend tonight, but they would be attending a conference in the morning, so Mr. Combs had to take care of some business before going out of town. He also stated that Mrs. Spradlin had other issues to take of but had wanted to be part of the conversation. Mr. Miller stated that he would like to spend the remainder of the time talking about the overlay of US 68 S and any future development of that area.

Mr. Miller stated that US 68 S was in very good shape with good pavement, road edges, decent pull off areas. He stated that if a person were to leave the pavement on the part that goes through the Township that person would be in bad shape. He stated that he would like to see this section of US 68 improved. He stated that if they had the opportunity to create a setback future development and for future roadway improvements. There was discussion about what kinds of things could be done by the Zoning Commission in this area.

Mr. Zweber advised that this could be part of their discussion as they work on the Land Use Plan. There was discussion about adding overlay areas in certain places to help with the planning. There was discussion about road improvements that have already been planned along US 42 and US 68. There was discussion about overlay areas around the universities.

Mr. Zweber stated that he wanted to be sure that they talked about licensing and upgrading a business. He stated that getting businesses to come to the township would depend on licenses. He stated that he understood that if there were an existing building in the Township how was the change in use tracked and handled so that the Township knew that the new use was in compliance with zoning. There was discussion about change of use in existing buildings within the Township and how enforcement was handled.

Mr. Miller moved to adjourn at 7:14 p.m. Mr. King seconded the motion.

ATTEST:

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Jeffery Zweber, Chair