

XENIA TOWNSHIP JOINT TRUSTEE & ZONING COMMISSION
MEETING

July 31, 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 July 31, 2018 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385.

Mr. Combs called the meeting to order at 6:12 p.m. Mr. Combs stated that this meeting is for discussion purposes. This is a generalized meeting for all Boards to have discussions regarding the direction of each group. Mr. Combs requested a roll call for attendance:

Attendees: Jeffrey Zweber (ZC), Alan King (ZC), Virgil Ferguson (ZC), Kent Harbison (ZC), Donna Randall (ZC), Alan Stock (ZI), Janis James (BZA), Ken Penewit (BZA), Steve Combs (Trustee), Susan Spradlin (Trustee), Scott Miller (Trustee).

Mr. Combs advised the topic was whether maintenance codes were permissible by the Ohio Revised Code (R.C.) in Xenia Township. Mr. Stock explained what types of items could be included in a maintenance code. He stated that the code could be whatever this group would want to include in it. He stated there was a uniform code in the United States that is a governmental code that the Township could start with and adopt. He said there were multiple different Township maintenance codes. Mr. Stock advised that the maintenance code should reflect the community and want to substantiate why the code is placed. Mrs. Spradlin asked if the Zoning Commission would be responsible for writing this code or would this be something the Trustee would state what they would like to be in the code. She stated that she understood that Mr. Stock had spoken with legal counsel about this and whether this could be done. Mr. Stock stated he did ask legal counsel about the process but that the Trustees would be the ones to say yes or no to the code. Mr. Stock advised that there would have to be public hearings. He added that he felt this would be started with the Zoning Commission and then be submitted to the Trustees for approval. He stated everyone would have to remember that even though there would be a code there would not be a lot of fines and enforcement. He stated the Trustees can deal with nuisance and there is cost for dealing with the nuisance. Mr. Stock stated this would not be close to limited home rule when fines and enforcement are done by the Township, this would have to be enforced through the City of Xenia because it would be a civil matter which puts jurisdiction with the Xenia Municipal Court.

Mrs. Spradlin stated she was approached with a question about getting the flyers/ads from being tossed into driveways. She stated the City of Xenia has an ordinance about the ads but knows the Township cannot do an ordinance but would like to know what legal counsel has to say about getting these stopped. Mr. King stated he had heard about the new ordinance from the City and stated that he did not know if it was being enforced and has heard from many people that they were still receiving the ads. Mr. Stock stated he would ask legal counsel about this issue. Mrs. Spradlin added that maybe this could be something within the maintenance code. Mr. Combs asked if everyone was in favor of having a maintenance code. Mr. Penewit stated not knowing exactly what it is but if it was anything that could control something then yes, he would be in favor of it. There was discussion about vacant houses and how a maintenance code could help with them. Mr. Miller stated that it also helps to have a prosecutor that is willing to follow through with these types of cases. Mr. Miller stated a maintenance code would have been helpful with the properties that Mrs.

Spradlin mentioned but now those properties were beyond a code, those properties need demolished. Mr. King asked if the Township could do any kind on condemning of properties. Mr. Miller stated that would be a large cost. Mrs. Spradlin stated some of the properties had so much due in back taxes that it was more that the land was worth. Mrs. Spradlin advised that they had started to look into land banks to see if it could be an option for the Township. There was discussion about vacant houses and land banks. Mr. Combs stated the maintenance code was worth putting more thought into and suggested moving to the next topic.

Mr. Combs asked about future road improvements and an increased Right-of-Way. Mr. Miller stated he suggested this topic and was looking at the US 68 South area. He stated this area had not had any improvements compared to other sections of US 68. Mr. Miller stated it would be to the Township's advantage to pursue ODOT about having this done. He stated the Township should look at the setbacks for future structure along this road. Mr. King stated they could look at the current frontages, setbacks and some of the requirements for that road. Mr. Zweber stated this would tie to the transportation section of the Land Use Plan. Mr. Zweber added the first piece to complete would be the Transportation Plan , then this would help create the future setback and other requirements for the Township. He stated this would be a good idea to work on but he was not sure if they could do the transportation plan first before the Land Use Plan. He stated he knew Greene County had a plan for future roads in mind. There was discussion about the Greene County Thoroughfare Plan. Mr. Miller stated he thought it would be smart to be proactive to work the transportation plan with the thoroughfare plan in mind. Mrs. Spradlin asked if there was something that could be changed as far as when people come in to get permits could there be something that states before the Township signs off on it the applicant must check with the County or State. Mr. Stock advised that the thoroughfare plan does not have any more enforcement than the Township. Mr. Zweber stated that the thoroughfare plan was just a map and zoning set the setbacks and other requirements. Mrs. Spradlin stated the roads on the thoroughfare plan could possibly lead to annexation of those areas. Mr. Stock advised the Greene County Career Center was planning to build a new building near the intersection of Innovation Drive and Union Road. He stated this area was annexed into the City and explained what was being proposed for this area.

Mrs. Spradlin stated they just need to know what the Township should be working on so that the Township can have it done. Mr. Zweber stated that they have been working on it and he heard the answer as to how important this was to work on right now. Mr. Zweber stated the questions for Regional Planning would be how does the Township work on the transportation plan without tackling the whole comprehensive land use plan. Mr. Stock stated they should be able to do this as long as they do the Urban Service Boundary with it. He added this would include thinking about water, sanitary and storm water, so he thinks the transportation was going to be connected. Mr. Miller stated typically the urban service boundary applies to water treatment plants and more importantly to waste water plants. Mr. Zweber advised that the Commission had been looking at what the county would claim. He stated they had not thought about the Township getting into the water and sewer business but did not know about the County. He stated the Commission had thought about where the County had treatment plants located throughout the area. There was discussion about what to look at with the urban service boundary.

Mr. Combs moved to adjourn at 7:20 p.m. and Mr. Zweber seconded the motion. All voted aye.

ATTEST:

Alan Stock
Township Administrator/ Zoning Inspector