

XENIA TOWNSHIP ZONING COMMISSION
MEETING

October 16, 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 October 16, 2018 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385; this meeting was advertised on the Xenia Township website within 24 hours of scheduling the meeting.

Jeffrey Zweber called the meeting to order at 6:10 p.m.

Attendees: Jeffrey Zweber, Chair, Virgil Ferguson and Roy Colbrunn and Alan Stock. Alan King and Kent Harbison were absent.

Mr. Zweber stated he would like to have the minutes from the September 25, 2018 meeting shortened and made more suitable.

Mr. Zweber stated he had a few correction for the October 2, 2018 minutes. There was discussion about corrections for the minutes. Mr. Zweber moved to approve the minutes from the Public Hearing on October 2, 2018. Mr. Ferguson seconded the motion. All voted aye.

Mr. Stock stated that he had not received any additional agenda items for the combined meeting and asked if there were any other topics or should they cancel until the January 29, 2019 meeting. Mr. Zweber stated he would like to wait until January. There was discussion about waiting until January and everyone decided they would like to wait until January for the next combined meeting.

Mr. Zweber asked Mr. Stock if he had received the RSVP's he needed for the Planning and Zoning Workshop. Mr. Stock advised he had just sent the agenda out today to the BZA members. There was discussion about the workshop.

Mr. Zweber stated their last discussion ended with Central Water and Sewer, continuous acres, adding a lot in the E District. He stated they had discussed having the R-1 District of a similar structure to the E District. Mr. Stock stated he had notes that the last discussion ended with whether the R-1 District should be true half acre lots or average half acre lots. Mr. Zweber stated they had discussed Planned Unit Developments and that the average half acre was a PUD guidance and in R-1 it would be true half acre lots. Mr. Zweber discussed the difference between a PUD and the R-1 Districts. Mr. Stock stated he had learned a real suburban residential district will be a plotted development. He gave some examples for plotted developments. There was discussion about the process for creating a new district when a plot of land is being split.

Mr. Zweber stated he would like to start by taking out the wording of "low density" from the R-1 District and asked if they should go with "less than 50 continuous acres or the "minimum half acre." There was discussion about the dimensions of a half-acre lot. Mr. Colbrunn asked if this would be more like straight line roads as opposed to circular roads. There was discussion about the road frontage for the R-1 District and if it should be changed.

Mr. Zweber stated the storm water runoff could be an issue and asked who dealt with this issue, Regional Planning or the County Engineer. Mr. Stock stated this would be an unfunded mandate from the Ohio EPA and stated no jurisdiction in Greene County was compliant with the Ohio EPA on storm water runoff. Mr. Zweber asked what the EPA wants and Mr. Colbrunn said if they knew what the EPA wanted then maybe they could work on being compliant whether not the rest of Greene County was compliant. Mr. Stock explained the process for storm water approval for a new plotted area. There was discussion about storm water and how it impacts development in the area.

Mr. Zweber stated he would like to figure out what zoning was responsible for and what other agencies were responsible for so it could be worded in the Resolution correctly. He stated when a person comes in for a permit, was there a checklist. Mr. Stock stated that was something that was hard for him when he first started here because there was not one in the resolution. Mr. Stock asked if Mr. Zweber was looking for what zoning applications, electrical, occupancy, fire inspections, and building permits cover, and sewer/water versus septic/well. Mr. Zweber stated he was looking for the stuff that was not going to be on any of those lists. Mr. Zweber stated he thought it would be useful to make the list of the Xenia Township Zoning stuff, like noise and light pollution. He added that a list of things that they did not have power over would be helpful. There was discussion about the list of things the zoning commission had control of in the Township. Mr. Zweber stated he would this added to the list of upcoming topics. Mr. Stock advised the upcoming topics he had right now were: Section 500, Water/Stormwater Use for all districts, Township thoroughfare and traffic, and what questions should be answered in order to get a rezoning approved. Mr. Zweber stated he thought this was great and would be very helpful to the Commission.

Mr. Zweber asked about sidewalks, curbs and gutter when it came to the wastewater discussion. He stated he was tempted to put this discussion with the thoroughfare plan. Mr. Colbrunn suggested putting this with Section 500 of the Resolution. There was discussion about what should be included in the thoroughfare plan.

Mr. Zweber stated they had gone through the A district, E District, R-1 District and Multifamily District. He stated he did not think they wanted 50 acres of townhouses and asked if the Commission would want multifamily intermixed in E or R-1 Districts. Mr. Zweber asked if anyone knew how many acres the parcel with the apartment buildings were. Mr. Stock stated he could look it up on the County's website. Mr. Zweber stated he thought they were trying to get to a point where multifamily would not be surrounded by A but next to something else. He stated he was not sure he would want high density apartments surrounded by farm field. Mr. Zweber stated it made more sense to have the apartments next to the University. Mr. Stock returned and stated the apartments next to Central State University was on 3.16 acres. There was discussion about were there were currently multifamily homes in the Township. There was discussion about where new multifamily buildings could be placed in the Township and whether a multifamily building could be placed in the middle of an R-1 District.

Mr. Zweber moved to adjourn, Mr. Colbrunn seconded the motion. All voted aye. Meeting adjourned at 7:45 p.m.

ATTEST:

Alan D. Stock, Zoning Inspector