

XENIA TOWNSHIP ZONING COMMISSION

MEETING

October 24, 2017

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 24, 2017 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 6:15 p.m.

Attendees: Jeffrey Zweber, Chair, Alan King, Kent Harbison, Virgil Ferguson, and Alan Stock, Zoning Inspector. Donna Randall was absent.

Mr. Zweber read over the agenda and stated that they would need to move the meeting in December to December 19th instead of having the meeting on December 26th. Everyone agreed this would be better than meeting the day after Christmas. Mr. Ferguson moved to approve the meeting date change from December 26 to December 19. All voted aye.

Mr. Zweber stated that the Miami Valley Zoning and Planning seminar would be on December 2, 2017 and the Trustees were offering to pay for any zoning board member to attend. Mr. Stock explained the seminar in more detail.

Mr. Zweber asked if there were any comments regarding the minutes from the last meeting or the joint meeting from August 29. Mr. Zweber asked about the joint meeting minutes. Mr. Ferguson moved to approve the minutes from August 29, 2017. Mr. Zweber seconded the motion. All voted aye. Mr. Zweber asked if there any needed changes for the meeting minutes from the September 26, 2017 meeting. Mr. Ferguson suggested one change. Mr. Zweber moved to approve the minutes from the September 26, 2017 meeting with one correction. Mr. Ferguson seconded them motion. All voted aye.

There was discussion about the topics for discussion on the agenda for the joint meeting scheduled for next week on October 31.

Mr. Zweber stated that he would like to start with yards, frontage, screening and fences first tonight because he thought they were close to being ready to hold a public hearing on this matter. Mr. Zweber went over the red line working copy for yards, frontage, screening and fences. Mr. Zweber stated that there was a list and a table showing allowable heights per district. He stated that Mrs. Haller had stated that she would provide both so that the commission could decide which they like best. Everyone commented that they like the table best. Mr. Stock advised that with these changes the Commission would be allowing someone to build a fortress in a residential district. He stated that there should be the most restrictions in a residential district. He gave an example of this. There was discussion about privacy fences in a front yard. Mr. Zweber stated that they should add a bullet

to number 4 stating something about front yard fences. He stated that front yard fences in the R-1 and E districts shall not obstruct free and clear vision. Mr. Zweber stated that a person should be able to see the front of the neighbor's house. There was discussion about fences being forward of the front setback line. Mr. Zweber stated that there was a difference between having a 6-foot chain link fence that kept people from wandering through a yard compared to a 6-foot privacy fence that kept people from seeing what was in a front yard. There was discussion about hedges and what restrictions should be considered for them in a front yard. Mr. King asked if they should include wording about combinations of hedges and fences. There was discussion about visibility around the front yard and from driveways. There was discussion about having more restrictions in the R-1 district than the E district. Mr. King asked if they should restrict a fence to a certain percentage of the front of the house and that a fence or hedge cannot obstruct clear and free vision along the property lines. Mr. Zweber asked how far in should they move it in from the property line. Mr. Stock advised that he had a pretty good definition that he could work with for the Commission to review next time. Mr. King stated that if they use four-foot fences and walls shall not obstruct clear and free vision and in the E district say that front yard hedges should not be more than three feet tall. Mr. Zweber stated that he thought was good wording. Mr. Zweber asked what if someone wanted a two-foot cinder block wall with a 4-foot chain link fence on top. Mr. Stock advised that everything in the front yard that was man made must be transparent would be what he would tell an applicant with this scenario. There was discussion that this could finish up the work on Section 505 and all agreed.

Mr. King moved to adjourn, Mr. Ferguson seconded the motion. All voted aye. Meeting adjourned at 8:25 p.m.

ATTEST:

Alan D. Stock Zoning Inspector