

**XENIA TOWNSHIP ZONING COMMISSION**

**MEETING**

June 26, 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 June 26, 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 6:20 p.m.

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

Mr. Zweber went over the agenda and state that there were two sets of minutes ready for approval. He asked if everyone had a chance to look over the minutes. Mr. Zweber asked if there were any corrections needed to the May 22, 2018 minutes. Mrs. Randall explained a few corrections that she found. Mr. Colbrunn moved to approve the Zoning Commission minutes from the May 22, 2018 meeting with the stated corrections. Mr. Zweber seconded the motion. All voted aye.

Mr. Zweber asked about the May 29, 2018 joint meeting minutes. Mr. Zweber explained a correction he found. Mr. Colbrunn explained corrections he found. Mr. Colbrunn moved to approve the Joint Meeting minutes from the May 29, 2018 meeting with stated corrections. Mr. Zweber seconded the motion. All voted aye.

Mr. Zweber stated that the Commission needed to discuss a change of date to accommodate Rhonda Painter, a guest speaker. Mr. Stock advised that there were two other dates the Commission could look at as well. He stated that in November and December the dates sometime get changed due to the holidays. Mr. Zweber suggested changing the December meeting date to December 18<sup>th</sup> so they would not meet on Christmas Day. Everyone agreed with this change. Mr. Zweber asked the other Commission members if they would prefer to meet the Tuesday before Thanksgiving or the Tuesday after Thanksgiving. Everyone agreed the November meeting would be held on the Tuesday after Thanksgiving, November 27<sup>th</sup>. Mr. Zweber stated that she would like to meet with Mrs. Painter sooner than later and suggested changing the August meeting to the 21<sup>st</sup>. Mr. Zweber moved to change the August meeting to the 21<sup>st</sup> and the December meeting to the 18<sup>th</sup>. All voted aye.

Mr. Zweber stated the last working copy for Central Water and Sewer was dated March 27<sup>th</sup> and asked if everyone else had the same thing and everyone stated that they had a copy. Mr. Zweber stated a few months ago they had started the discussion about central water and sewer within the districts. Mr. Zweber stated they also spoke about the 30 acre minimum for the E District. Mr. Stock asked the Commission to reconsider the 30 acres and stated that they would not want one tract of land to be considered for an E District because this could be spot zoning. He stated that

this minimum helps control development, when it comes to size and discourage a land owner from trying to sell a smaller amount of acreage. Mr. Colbrunn asked if the sentence, "Estate zoning provides low density residential development with a minimum tract size of three acres" and what Mr. Stock was asking the Commission to reconsider was the sentence stating that "An Estate District may not be less than 30 acre", were they one in the same or were they synonymous. Mr. Zweber stated he thought they were one in the same and that in the new sentence the word "zoning" should be replaced with the word "District." Mr. Zweber stated the other district state that "this district was designed to" and "the purpose of this district was to" so this should be changed. Mr. Stock asked if they would prefer it to start with "the intent of this district." There was discussion whether the Commission wanted to use "intent and purpose" for the districts or use "this district" for each district to keep the consistency. Mr. Zweber stated that the consistency was something they were working on. Mr. Stock explained that with the 30 acres it made the district be at least ten lots. Mr. Stock explained one E-District and how it was started before zoning was established. Mr. Colbrunn stated they had that the minimum lot size had to be three acres. Mr. Stock stated he was asking the Commission to put back in that the whole development not be less that 30 acres which would be ten homes. Mr. Zweber stated that with the thirty acres it would avoid the spot zoning. There was discussion about how other jurisdictions define districts. Mr. Zweber stated that he likes the intent of having the 30 acre minimum and explained that what he wanted to be sure was included if a neighboring farmer wanted to add on to an existing E District and how to go about working that into the Resolution. There was discussion about the requirements for establishing an E District and adding to or for the expansion of an E district. Mr. Zweber stated that an Estate District may not be less than thirty acres. There was discussion about whether adjacent lots could be across a road. Mr. Colbrunn suggested a definition for an E district be "This district provides low density residential development and shall be no less than thirty acres with a minimum lot size of three acres. An existing district may be added provided the properties are contiguous with an existing District." Mr. Zweber stated that this was the direction he was thinking of going and it was a great start. There was discussion about Mr. Colbrunn's suggestion and the members started working on wordsmithing it. Mr. Zweber stated that he thought this would finish the discussion about the E District for now.

Mr. Zweber advised that the next section to work on would be the R-1 District and he read the changes from the last meeting. He stated that the minimum lot size was ½ acre. Mr. Stock stated this was large and Mr. Zweber agreed. Mr. Stock stated this was true for the Orchard Heights neighborhood off of US 68 South. Mr. Zweber stated that most of the lots in R-1 Districts within the Township were less than ½ an acre. Mr. Stock stated that he thought most of the lots in Wilberforce were at least ½ an acre. There was discussion about the requirements for establishing an R-1 District. Mr. Zweber asked if there were places in the Township where there was sewer and water. Mr. Stock stated that there were and that he could show where the city had annexed because people wanted to have city water and sewer. Mr. Zweber stated when he was looking at the R-1 District he was trying to see where the County had water and sewer so that a developer could talk to the County and this would avoid annexation. Mr. Stock stated that Beaver Creek Township has remained a Township because Greene County has Sewer and Water. Mr. Stock stated that Wilberforce has City Sewer but County water. There was discussion about neighborhoods that have water and sewer from the County and/or the City. Mr. Zweber stated that if someone wanted to develop an R-1 District in the Township this development would have to connect to County sewer and water. Mr. Zweber stated that this will lead to a discussion on the Planned Unit Development (PUD) he was not sure when but that it would lead to it.

Mr. Stock stated that he just heard from Mrs. Painter and she was not available for the August 21<sup>st</sup> meeting. Mr. Stock asked if the Commission wanted to change the August meeting back to the 28<sup>th</sup>. Everyone agreed and Mr. Zweber asked if Mrs. Painter would be available for July or September. Mr. Stock stated he would check with her and let everyone know what date she was available.

Mr. Zweber asked if everyone wanted to make the R-1 language like the language for the E District. Mr. Stock suggested two things for the Commission to consider: 1) if there were 130 new homes coming in, would the Commission consider putting in language regarding low traffic amenities, like a convenient store or should that go through a PUD. Mr. Zweber stated he was thinking the same thing but was going to wait until they were working on the B-1 District. Mr. Zweber described how he thought the B-1 District could be utilized. Mr. Stock asked if they were going to allow a B-1 in this 130 home development would there be screening requirements, would there be changes to the setbacks. Mr. Stock stated that people want to walk to the barber shop and a convenient store but how do they get the language to make it work and asked if it would only work through a PUD. Everyone looked at the language for the B-1 District. Mr. Zweber stated that he thinks the B-1 District should be next to or surrounded by a Residential District because this was the intent of the B-1 District.

Mr. Stock asked if everyone wanted him to mimic the language from the E-District to all the other Residential districts for next time. Everyone agreed this would be a good place to start next time.

Mr. Zweber moved to adjourn, Mr. Colbrunn seconded the motion. All voted aye. Meeting adjourned at 8:04 p.m.

ATTEST:

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Alan D. Stock, Zoning Inspector