

XENIA TOWNSHIP ZONING COMMISSION

MEETING

June 27, 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 June 27, 2017 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385; this meeting 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, Alan King, Virgil Ferguson, Kent Harbison and Mary Haller/Administrative Assistant.

Mr. Zweber stated that the first thing on the agenda was the minutes from the last meeting on May 23, 2017. He asked if there were any needed revisions. Mr. Zweber moved to approve the minutes from the May 23, 2017 minutes as presented. Mr. Ferguson seconded the motion. All voted aye.

Mr. Zweber stated the next set of minutes was from the Joint Meeting with the Trustees on May 30, 2017. Mr. Zweber stated that he had one change, and asked if there were any others. Mr. Zweber moved to approve the minutes from the May 30, 2017 Joint meeting. Mr. Ferguson seconded the motion. All voted aye.

Mr. Zweber stated that he wanted to discuss the Public Hearing scheduled for Thursday, June 29, 2017. He asked Mrs. Haller to explain a phone call she received regarding this hearing. Mrs. Haller advised about the conversation regarding a request to do a Power Point presentation. Mr. Zweber advised that he and Mrs. Haller spoke about this and he decided that the attorney could have 20 minutes to make a presentation during the Public Hearing. There was discussion about the order of the agenda for the Public Hearing. There was discussion about how much time to give each speaker during the hearing.

Mr. Zweber advised that the next section of the Land Use Plan to work on would be 1.8. Mr. King advised that there was a grammatic error in Section 1.1 under Negotiation Agent. He stated that the second sentence starts with "For example" but it is not a complete sentence. He suggested a comma after the word interest, then change the "F" to lower case and a colon after "example." Everyone agreed to this change.

Mr. Zweber stated that this section talks about the Eastern Planning Area. Mr. King stated that this was an interesting fact but it does not really apply to the title of the section. Mr. Zweber stated that he cannot tell what the three planning areas were used for in the original plan. He

advised that he did not think these added values to the Plan. Mr. Zweber stated that he could not find where it is used again in the Plan and had not figured out how this Commission would want to use it. He stated that he thinks Section 1.8 should be about the special planning areas, which he believed was also area planning. Mr. King agreed with him and advised that maybe it was the wrong way to republish the Urban Service Boundary, rural areas and special areas. He stated that they had some areas that were right for development and that the Plan was to encourage smaller lots or industrial development. So, this could make a focus to certain areas that this Commission could steer developers to use. Mr. Zweber asked for copies to be made of Section 3.12 from the Counter Proposal for everyone. Mr. Zweber stated that this was a section about Special Planning Areas. Mr. Ferguson advised that they should strike the last sentence of the first paragraph of Section 1.8. Mr. Zweber stated that he thinks that they are done with Section 1.1 through 1.4, with 1.3 being deleted entirely, Section 1.5 which they may want to go back and talk about later, 1.6 was demographic information. Mr. Ferguson stated that Section 1.7 mentions three planning areas and he would suggest deleting the last sentence. Mr. Zweber stated that Section 1.7 was something they would have to go back to at the end of the plan. Mr. Zweber stated that they skip 1.7 for now, and delete what has been worked on so far in this section.

Mr. Zweber asked if everyone was in agreement to delete the last sentence of the first paragraph of Section 1.8. Mr. King stated that they would need to redefine the planning areas. Mr. Zweber advised that he would like to look at 1.8 and 3.12 and then define the special planning areas. He stated that there was one concept that he felt was worth putting time into for the plan, which was the concept of slow growth outside of the special planning areas. He advised that he felt these were a key change from the current plans. Mr. Zweber read the second paragraph about The Use of Area Planning. Mr. King advised that they may need to add something to this paragraph that says the primary goal is to preserve the liable farmland. Mr. Ferguson stated that the last sentence kind of covers that by stating to identify future land use consistent with the overall area. Mr. Zweber stated that he was struggling with that, they look at the Township now and they can identify areas based on what the Township looks like now. He stated that certainly the area around Kil Kare seems like an area that makes it a unique area. Mr. King stated that he thinks the Fairground Road area was semi-developed and had good infrastructure because it has access to city water. Mr. Zweber agreed that this was an area that could be a planning area. Mr. King suggested the area around US 42 and US 35 could be an area. Mr. Zweber stated that he thought any of the areas around US 35 could be special areas. There was discussion about the areas around the US 35 by-pass and the areas that join to the City of Xenia.

Mr. King stated that Old Town and Goes Station were different from the other agricultural areas as far as special planning areas. He stated that from the Plan Interpretation part of Section 1.8, it was pitching the idea that this planning process was going to be used to develop a map and the map will be the primary tool for future land use and development. Mr. King stated that there was a map of the Future Land Use Plan it showed areas with the current zoning and what they thought the zoning might be some day, with the idea if a person came for rezoning and they wanted to rezone to what this future map showed, then this person would have an advantage in that process. Mr. King advised that it would be good if they could condense the Plan to about 10 pages of text and a map, so that a person could look at the map and be able to find the corresponding text for each area. Mr. Zweber showed the map from the old plan and stated that the future land use map will only have changes in the special planning areas. He stated that what

he thinks they could mark on a map of the special planning areas within the Township. There was discussion about the different types of farm land in the Agricultural districts, because there was prime farm land to grow crops and there were five acre lots for house, and other areas for green space and parks. Mr. Zweber described the maps that show the rural residential areas from the old plan. There was discussion about the many rural residential areas that were in the old plan. Mr. King asked Mr. Zweber if he thought they would go into so much detail with the new plan. Mr. Zweber stated he did not think so for areas outside of the special planning areas. He stated that he thinks the first job is to start with a map of the Township and work on the special areas. He advised that when they get to the special planning areas then they will need to have a public hearing. Mr. King agreed and thought they could get a good turnout.

Mr. King stated that the areas that they thought would be suitable for future development growth and specialization with the idea that the majority of the farm land should remain farmland. Mr. Zweber stated that he did not just see it that way; but, Amlin Heights should stay Amlin Heights so it was not just the farm land that should remain farmland. Mr. Zweber stated that he would not make Amlin Heights a special planning area which means Amlin Heights stays Amlin Heights. He advised that places that are not farmland now and is not in a special planning area should also stay the same. Mr. King asked why couldn't the Amlin Heights/Kinsey Road be a planning area since it is unique to the Township. Mr. Zweber asked if he wanted to change it. Mr. King advised not to change it but to maybe plan for it to expand. There was discussion about this area. Mr. Zweber advised that he thought they would start with a map of the township with no changes and then decide which areas they want to make special planning areas. Mr. King stated that when they choose an area to be a special planning area that they hold a public hearing so that those residents could come and talk about what they may want in the area. He stated that the Commission could use the residents input to help plan inside the special planning areas.

Mr. Zweber stated that in Section 1.8, he did not sense any big changes. Mr. King stated that the second sentence under The Use of Area Planning area that starts "Focus is", he was wondering if it should be "Focus are." There was discussion and Mr. King stated that it should be left alone. Mr. Zweber asked if they could strike the last two bullets under What will result from Area Plans. He stated that he would like to strike out the Implementation methods because above this was Plan Interpretation section and then the second paragraph under this is Plan Implementation. There was discussion about the second paragraph and the two bullets. Mr. Zweber stated that in all of the special planning areas there was this rubric for Section 3.13, and copies were made for everyone. There was discussion about how Section 3.13 was setup with an Overview, Future Character and Policy Recommendations. He stated in the old plan the first planning area was old Jasper Road/US 35, inside the by-pass, then the second planning area was outside the by-pass. He stated that he thinks that when they were doing the old plan they put most of their efforts into the first two areas. Mr. Zweber stated that he passed out this page to help visualize the end, but feels this does not have enough detail for the special planning areas. He stated that he passed out the page regarding the Kil Kare area since there was a public hearing on Thursday for this particular area. Mr. Zweber read the future uses for this area from the counter proposal plan. There was discussion about the future uses from the plan and if those uses would be appropriate now.

Mr. Zweber suggested that for the next time they meet to discuss the Land Use Plan, is to look at the format for the special planning areas, what kind of contents should be used. He stated that whatever that format would be, that is what goes into the last part Section 1.8. Mr. Zweber stated that he did not want to deal with the words that deal with the Kil Kare area, he wants to deal with the abstract. Mr. King suggested that it would be like doing an analysis of each area. Mr. Zweber agreed and stated that after the analysis is done, and they had talked to the community then would know what to include. Mr. King suggested that instead of using the terms Overview, future character and policy recommendation; they could use Current Use, Planned Use and Future Use. Mr. Zweber agreed and stated that when they find the structure that they like either in 1.8 or in 3.12 or both, he would want format, check list that would explain it. Mr. King suggested maybe using Factors of Consideration as a category. Mr. Zweber agreed and stated that they need to get this idea straightened out so that the plan can be clear.

Mr. King moved to adjourn, Mr. Zweber seconded the motion. All voted aye. Meeting adjourned at 7:52 p.m.

ATTEST:

Alan D. Stock Zoning Inspector.