

XENIA TOWNSHIP ZONING COMMISSION

MEETING

June 28, 2016

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 28, 2016 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Attendees: Jeffrey Zweber, Virgil Ferguson, Kent Harbison, Alan King, Donna Randall, Shelby Ratliff, and two guests.

Chairman Jeffrey Zweber called the meeting to order at 6:45 p.m.

Jeffrey Zweber raised the first topic on the agenda, which was a discussion with Al Kuzma about building permits for bill boards, towers, and etc.

Al Kuzma said that he knew the Zoning Commissions was working on changing their zoning regulations and offered any advice he could give. Al Kuzma said that, essentially, there are two types of building codes that are enforced by the Greene County Building Regulations: The Ohio Building Code and the Residential Code of Ohio. He advised that the Ohio Building Code applies to all commercial structures whereas the Residential Code of Ohio applies to all residential buildings. Al Kuzma informed that the Ohio Building Code would regulate all cell towers, antennas, television broadcasting antennas, radio antennas, and anything of that nature. He said that billboards would also fall under the Ohio Building Code. He informed that the construction of these has to be done by an engineer or architect registered within the state of Ohio. Al Kuzma advised that the requirements are that they apply for a permit for whatever structure they are intending to build, they provide a drawing of the structure, the documents submitted are then reviewed and if everything seems to be in order a building permit is issued and construction can begin. Al Kuzma said that the approved drawings are used in the construction of the structure and that his inspectors inspect the constructed structure based on those drawings. He said that the foundation is inspected, and in terms of the structural aspect, they do not climb the towers so there are requirements for special inspectors that are certified as tower climbers. Al Kuzma advised that these special inspectors are third party inspectors so there is no concern of the builder getting his own tower climber to inspect the bolts and sturdiness of the structure. He informed that there also special inspections for concrete and soil. He said that upon completion there is no occupancy certificate given because there is no need for an occupancy load on a bill board, tower, or antenna. He said that once the final inspection is passed and approved they can go about their business as usual. He said that some billboards and towers have electric ran on them, so in that case they have to ensure that the electrical system is in line with the codes and follows all of the same inspection processes. Al Kuzma advised that generally towers and billboards will not have a lot of electric running through them and that it is mainly low voltage, but they will have a beacon to keep in line with FAA requirements. Al Kuzma said that in many cases towers have communications equipment and a lot of power goes to that communications equipment. He shared that many times this communications equipment is kept in a separate building. Al Kuzma advised that major equipment shelters are hardly seen now

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because the trend is to go away from that due to micro processing and downsizing. Al Kuzma said that pestle mounted equipment is more common now.

Alan King asked if he could explain what a bit more on what an pestle mounted equipment is like.

Al Kuzma said generally it is a concrete pad

Virgil made a motion to adjourn the meeting, Donna Randall seconded. The meeting was adjourned at 9:00 p.m.

ATTEST:

Alan D. Stock, Zoning Clerk