

**XENIA TOWNSHIP ZONING COMMISSION**

**MEETING**

July 25, 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 July 25, 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 6:00 p.m.

Attendees: Jeffrey Zweber, Chair, Donna Randall, Alan King, Virgil Ferguson, Kent Harbison and Mary Haller/Administrative Assistant.

Mr. Zweber advised to the handouts in front of everyone and the agenda for the evening. There was discussion about the minutes from the June 29<sup>th</sup> Public Hearing and any changes needed to be made. There was discussion about the minutes from the June 27<sup>th</sup> minutes and changes that needed to be made.

Mr. Zweber moved to approve the minutes from the June 29<sup>th</sup> Public Hearing. Mr. King seconded the motion. All voted aye.

Mr. Zweber moved to approve the minutes from the June 27<sup>th</sup> Zoning Commission meeting. Mr. Ferguson seconded the motion. All voted aye.

Mr. Zweber advised the next topic of discussion was the agenda itself and stated what topics should take priority. Mr. Zweber stated that they could change the format of the meeting, spending one hour per topic. Mrs. Randall asked if solar panel could be put back on the list and there was discussion about all the alternative energy topics. Mr. King stated that he likes the idea of splitting the meeting up into two topics. He advised that the first three topics, regarding mining, B-3 road frontage and fences could be the first and not take as much time. Mr. Zweber stated that he did not think the discussion on mining would be quick. There was discussion that splitting the meeting up was a good idea. Mr. King suggested discussing fences, then B-3, but that he felt permitted principle uses could be a lengthy discussion. Mr. King stated that the discussion on PUD's could wait; they had done this long without them it would not hurt to wait a little longer. Mrs. Randall stated that she believes the B-3 Road Frontage should be an easy discussion. Mr. King stated that he thought it may be good to bundle some of the discussion to save time when it came to the public hearings. Mr. Zweber stated that if being simple meant that the topics were non-confrontational, then scheduling these public hearings along with the regular meetings could save time and money. He stated that he did not think they were bound to have single topic meetings; however, with bundling, a public hearing could get held up if one topic would not go as quickly as the others.

Mr. Zweber stated that they could discuss B-3 Road Frontage and see where it leads them. There was discussion about the zones where road frontage was defined. There was discussion about the road frontage defined in the RM district. There was discussion about what type of buildings could be built in the RM district and the requirements for this district. There was discussion about where the current RM districts were located. Mr. King suggested highlighting the areas that need to be looked at, and then go back to look at each item. There was discussion about expanding the chart from Section 404 to include all districts. Mr. Zweber suggested putting together an index that would summarize the charts in the zoning resolution. He advised that he would want a table within a chapter if he wanted to talk about the interrelationships between districts. There was discussion about which districts are adjacent to each other and how the requirements can work between them. Mrs. Randall advised that they need to be sure the tables are clear and easy to understand. There was discussion about which sections of the Zoning Resolution deal with the setbacks, yards, fences and road frontage.

Mr. Zweber read through Section 505 regarding fences and Section 515 regarding screening. There was discussion about the different heights of fences allowed within the Resolution. There was discussion about the definition of a front yard. Mr. Zweber stated that yards are open spaces on the same lot with a main building, unoccupied and unobstructed from ground upward; the front yard is an open space extending the full width of the lot the depth of which is the minimum distance between the front lot line and the nearest corner of the main building. There was discussion about where the front lot line would be located and setback requirements for a yard.

Mr. Zweber asked which topics everyone would like to tackle next month. Mr. Ferguson stated that fences would be a good topic to start with next month. Mr. Zweber asked Mrs. Haller to get a working copy of fences together for next month's meeting. There was discussion about fences and screening in a B-3 district and zoning enforcement within the Township.

Mr. Zweber stated he would like to discuss Chapter One of the Land Use Plan and explained what had been worked on so far. There was discussion about Chapter One and if any further changes needed to be done. There was discussion about the next chapters and how they want to proceed. There was discussion about making changes to the Urban Service Boundary and roads. Mr. Zweber stated that if they decided to make a transportation section that it should be Section 3 of the Plan. He stated that he would like to move a lot into Section Two "Background" and to delete Section Six. Mr. Zweber stated that Section Three would be the meat of the Plan followed by the Special Planning areas and why those areas were chosen to be the special planning areas. He advised that he would like to have a vision statement, an outline and a process for Chapter One.

Mr. Zweber moved to adjourn, Mr. Ferguson seconded the motion. All voted aye. Meeting adjourned at 8:00 p.m.

ATTEST:

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Alan D. Stock Zoning Inspector.