

XENIA TOWNSHIP ZONING COMMISSION

MEETING

August 28, 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 August 28, 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 6:15 p.m.

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

Mr. Zweber went over the agenda for the meeting and stated the first order of business was to approve three sets of minutes. There was discussion about needed corrections for each set of minutes.

Mr. Zweber moved to approve the June 26, 2018 minutes with discussed corrections. Mr. Ferguson seconded the motion. All voted aye.

Mr. Zweber moved to approve the July 17, 2018 minutes with discussed corrections. Mr. Ferguson seconded the motion . All voted aye.

Mr. Zweber moved to approve the July 31, 2018 joint meeting minutes. Mr. King seconded the motion. All voted aye.

Mr. Stock advised the Zoning Commission would be receiving a rezoning application in the near future. He stated the application was for Linda and Rick Johannes on Union Road. He stated they live on the original homestead of Wee Farms and in 1957 the land was split down to Bell Road, then zoning was established in 1959 and when this happened their lot was zoned Agricultural. In 1963 half of the parcel where the house was located was changed to Estate. He advised in 1999 Mr. Johannes wanted to build a pole barn on the property but was told he could not put it where he wanted because of the zoning. Mr. Stock showed on a map what happened with the right-of-way with this property. Mr. Stock explained why the applicant would like to rezone the property to be completely Agricultural. Mr. Stock stated the applicant asked for a waiver of the fee and he explained the waiver process. He stated the waiver would go before the trustees at the September 6th meeting.

Mr. Stock stated that he remembered Mr. Zweber asked for a map during the last meeting for the water and sewer lines of the Township. He stated there was one county waste treatment just south of Factory Road. Mr. Stock advised the County would be putting several million dollars to upgrade this facility. Mr. Stock advised he had utility maps available for the Commission which he could save to thumb drives. He advised he had maps for the County , Township and City. He put the

maps on the monitor for everyone to see. There was discussion about the utilities throughout the County and the Township. There was discussion about the utilities in the Wilberforce area including the City services. Mr. Stock advised the only reason the City can provide water to this area was because Central State was in the County's service area. So, this would be considered the urban service area. Mr. Stock stated he learned that Amlin Heights had their own utility system, with their own wells and was called the Amlin Utility that supplied water to this area. He explained when the original lines were at the end of life, the County did not want to put in new pipes and the system was sold to the City. Mr. King stated when they did any rezoning, if the characteristics of the changes would require community water and sewer, then these would need the packages. Mr. Stock advised he believed it came in as a package. Mr. Stock stated that he thought after the 1974 tornado they were required to have this package. There was discussion about the water and sewer within the City limits and around Wilson Drive which is in the Township. Mr. Stock stated he found the area around Silvers Drive to be very interesting. He stated that one side of the street was in the Township but the other was in the City. He advised there was a new home being built on the City side of the street and now looking at this map there was water but no sewer. Mr. Stock put the County map back up for everyone to look if there as County Sewer in this area and there was none it would have to be septic for this area. Mr. Zweber stated the Health Department should be interested in this area. Mr. Zweber stated he would like to also look at Old Springfield Pike and Amlin Drive. There was discussion about the sewer lines in the area and whether they go to Ford Road or not.

Mr. Stock stated the area along US 42 and Rising Hills Road was on septic including a few houses that were within the City limits. He stated that these lots were less than half an acre. Mr. Stock advised the City was not interested in putting in sewer for these homes because they would have to install a lift station which would be too costly.

Mr. Zweber stated the area where the Career Center was wanting to move would be an easy place for the County to put in water. Mr. King asked what they could use for a definition of the urban service boundary and if the placement was just randomly picked. Mr. Zweber stated he thought it was a desired placement. There was discussion about the current placement of the urban service boundary. There was discussion about areas around the Township where may be growth and how it correlates to water and sewer services from either the City or the County.

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

ATTEST:

Alan D. Stock, Zoning Inspector